



## Edmonton Alberta

\$1,500,000

MCKERNAN | 300m to LRT. 500m to UAH south entrance. This custom Habitat Studio build doesn't just check boxes; it rewrites the list. Twelve-inch walls, solar generating ~12,000 kWh/yr, hybrid heat pump + gas furnace, 200A panel, and a legal 2br suite downstairs paying your mortgage while you live large above. Above grade: 3019 sf across 4 levels connected by a 150lb dumbwaiter. Above grade, there are 4 bedrooms and 2.5 bathrooms. The loft features the primary bedroom with an ensuite, rooftop patio with an Arctic Spas hot tub, an outdoor gas fireplace. The second floor feat. 3 bedrooms & bonus. Enclosed 3-season screen room with heated ceiling. Main and second floor exposed steel I-beams, 4ft gas FP, pantry with 2nd fridge. Triple-det garage wired for 2 EVs + roof deck. Zero outdoor steps to shovel - paved walks wrap the entire property. Cat5 to almost every room, Sonos ceiling plugs, & more. 6br/4ba total. The house your friends will be furious they didn't get to first. (id:6769)

Bedroom 5 4.07 m X 3.53 m

Bedroom 6 3.98 m X 3.58 m

Recreation room 6.39 m X 4.78 m

Living room 5.85 m X 5.58 m

Dining room 5.56 m X 3.34 m

Kitchen 4.3 m X 4.3 m

Mud room 4.74 m X 2.61 m

Sunroom 4.09 m X 3.96 m

Family room 5.52 m X 3.28 m

Primary Bedroom 4.98 m X 3.98 m

Bedroom 2 4.24 m X 3.25 m

Bedroom 3 4.43 m X 3.13 m

Bedroom 4 3.75 m X 3.14 m

Bonus Room 4.01 m X 2.84 m

Laundry room 2.88 m X 2.86 m

Listing Presented By:



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Real Broker

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