



## Edmonton Alberta

\$799,000

Impeccable updates & renovations offer the right balance of timeless luxury finishes, practicality, and an unmatched location in the private corner of Edmonton's most exclusive, mature SW neighbourhood of Twin Brooks. Custom built by Landmark Homes, this 2-storey offers nearly 3,400 sq ft of total living space including a fully finished basement, 4 +1 bedrooms plus den, and 2.5 +1 baths and oversized double garage. Featuring a functional open floor plan with formal living and dining rooms, family room with soaring 17-ft windows, and a gourmet kitchen with granite island, prep sink, and new stainless steel appliances. The owner's suite boasts a spa-like ensuite. Set on a spectacular 9,100 sq ft fully landscaped lot (104 ft wide at the back), the backyard is truly one of a kind with an approx. 800 sq ft tiered deck, firepit, paving stones, meandering creek with arched bridge, koi pond, and mature trees. Walking distance to George P. Nicholson School, community centre, playground and skating rink. (id:6769)

Bedroom 5 4.34 m X 3.84 m

Recreation room 6.44 m X 9.05 m

Living room 5.87 m X 4.53 m

Dining room 3.92 m X 2.95 m

Kitchen 5.1 m X 4.22 m

Family room 4.05 m X 5.51 m

Den Measurements not available

Primary Bedroom 5.04 m X 6.16 m

Bedroom 2 3.58 m X 3 m

Bedroom 3 3.58 m X 3.06 m

Bedroom 4 3.68 m X 4.19 m

Laundry room 1.66 m X 2.03 m

Listing Presented By:



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Mozaic Realty Group

<http://www.fanyangteam.com/>



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