



## Edmonton Alberta

\$850,000

Designed with intention & built for flexibility this architecturally crafted 4-bedroom 5-bath home in Highlands is ideal for creative buyers, investors and multi-generational living. The main floor features soaring ceilings, den/main bedroom, full bath w/ laundry, and a sun-filled kitchen w/ birch cabinets and open living space. Upstairs the primary retreat includes a walk-in closet and ensuite with a soaker tub, 2nd bed & full bath. The legal 1-bedroom basement suite has a full kitchen, separate entrance & 2nd laundry offering immediate rental potential. The heated attached garage features a finished loft with full bath, kitchenette, dishwasher & mini fridge perfect for a studio, guest suite or future rental conversion. Designed by Shane Laptiste with Norwegian influence and artistic details throughout including Hardie siding, custom lighting & A/C. Located steps from trails, schools and the river valley with quick access to downtown, this home offers unmatched versatility and character. (id:6769)

Bedroom 4 2.31 m X 3.54 m

Second Kitchen 2.86 m X 2.12 m

Storage 3.05 m X 2.36 m

Utility room 4.84 m X 2.48 m

Living room 4.75 m X 3.95 m

Dining room 2.48 m X 3.56 m

Kitchen 2.27 m X 3.55 m

Bedroom 3 3.33 m X 3.4 m

Primary Bedroom 4.45 m X 5.04 m

Bedroom 2 3.57 m X 3.01 m

Loft 6.6 m X 5.35 m

Listing Presented By:



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