



## Edmonton Alberta

\$1,079,000

BEST BUY in the neighbourhood - the perfect family home! Just steps from the South Campus Rec Centre, river valley trails, top-rated schools, and the University of Alberta, this immaculate home offers incredible value. A grand entry with soaring ceilings and a stunning staircase leads into a spacious, flowing layout with hardwood on both main and upper floors. The main level includes a music room or office, a large formal dining room, and a cozy two-sided fireplace between the living room and the showstopping kitchen - featuring Sub-Zero fridge, granite counters, and a bright breakfast nook overlooking the huge 7,868 sq. ft. lot and deck. Two powder rooms on the main floor add convenience. Upstairs offers spacious bedrooms, a gorgeous ensuite, Jack & Jill bath, and second-floor laundry. The finished basement includes two more large bedrooms, a full bath, gym area, and rec room. Oversized garage and walkable to two LRT stations - this is the one! (id:6769)

Bedroom 4 4.97 m X 3.71 m

Bedroom 5 4.05 m X 3.7 m

Recreation room 6.32 m X 4.66 m

Utility room 5.65 m X 4.08 m

Living room 4.89 m X 4.5 m

Dining room 5.16 m X 3.94 m

Kitchen 6.69 m X 3.94 m

Den 3.92 m X 3.9 m

Breakfast 4.39 m X 2.84 m

Primary Bedroom 5.01 m X 3.96 m

Bedroom 2 3.92 m X 3.63 m

Bedroom 3 3.86 m X 3.47 m

Laundry room 2.55 m X 1.85 m

Listing Presented By:



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**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)