



## Edmonton Alberta

\$1,350,000

This stunning 4 bdrm custom home backs onto Blackmud Creek in the desirable Allard community. Main floor features an inviting entry foyer, dining room & living room w/ built in cabinets & gas fireplace. The beautiful kitchen is a chef's dream w/ high end appliances, granite counters, a matching built in granite table, butler pantry & back deck access. Retreat to the main floor primary bedroom where luxury awaits w/ a 4pc ensuite, WI closet & private screened deck. Finishing the main floor is a laundry room w/ 2 sets of washers/dryers, 2pc bathroom, mud room & access to the 3 car garage. Upstairs features a large family room w/ vaulted ceilings, gas fireplace, built in cabinetry & a bedroom w/ a 4pc ensuite, WI closet & private deck. Downstairs features a wet bar, rec room, theater room, 2 bedrooms & 3pc bathroom. Additional upgrades include built in speakers, heated basement & garage floors, exterior smart LED Astoria lighting. Enjoy the gorgeous ravine views in the backyard oasis w/ a pergola & fire pit. (id:6769)

Bedroom 3 7.77 m X 4.65 m

Bedroom 4 4.05 m X 4.01 m

Recreation room 5.02 m X 7.48 m

Games room 6.08 m X 7.11 m

Utility room 7.46 m X 3.57 m

Other 2.79 m X 3.87 m

Living room 4.72 m X 7.34 m

Dining room 3.77 m X 5.31 m

Kitchen 3.93 m X 6.99 m

Primary Bedroom 5.48 m X 5.65 m

Laundry room 2.4 m X 2.38 m

Family room 8.65 m X 7.35 m

Bedroom 2 5.51 m X 3.47 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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