



## Edmonton Alberta

\$808,800

EXCEPTIONAL WALK OUT LUXURY 4 bedrm bungalow. Backing to a DRY POND & treed green space nestled in a cul de sac in the popular neighborhood of Riverside. Approx 3500 sf of luxury living space (1811 sf above grade). Open sunny plan is perfect for entertaining & family gatherings. Soaring 11/9 ft ceilings add to the airiness of this cheery home. Gourmet Chef's kitchen w/granite counters, NEWER S/S appliances & large W/I pantry. Brazilian hardwood & tile flooring adorns much of the main. Main floor features a FLEX (dining/den) rm w/French drs, laundry & RARE second bedroom/ full bathrm. Spacious primary bedrm w/luxurious ensuite. Lower level has newer flooring, IN FLOOR heating, 2 large bedrms, games area w/wetbar, B/I entertainment centre, 2nd FP & a 3rd full bathrm (upg w/quartz). 9 ft ceilings, upgraded humidifier, BBQ gas line, A/C 2024, U/G sprinklers, newer H2O tank, \$20K gazebo, HEATED O/S garage w/epoxy floors. West facing 7500 sf pie yard w/fruit trees. Access to Rec Centre & multiple schools & EIA (id:6769)

Family room 8.93 m X 5.36 m

Bedroom 3 4.42 m X 3.26 m

Bedroom 4 4.24 m X 2.99 m

Living room 4.27 m X 3.72 m

Dining room 3.47 m X 3.17 m

Kitchen 4.33 m X 3.6 m

Den 4.42 m X 3.66 m

Primary Bedroom 4.94 m X 3.99 m

Bedroom 2 3.63 m X 3.2 m

Laundry room 2.44 m X 1.86 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**RE/MAX Elite**

**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDP®). DDP® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.