



Edmonton Alberta

\$1,395,000

A rare ravine-backing opportunity in one of southwest Edmonton's most established and sought-after locations. Set on an exclusive address surrounded by mature trees, scenic trails, parks, schools, shopping, restaurants, and everyday conveniences, this property offers the kind of setting that is increasingly difficult to find. Resting on a stunning 13,395 sq. ft. lot and backing directly onto the ravine, the property is currently home to a sprawling two-storey residence with a walkout basement and 4,283 sq. ft. above grade, in addition to the walk-out basement. Ready for a full-scale renovation, complete reimagining, or custom redevelopment, this is an exceptional canvas for those with vision. With the ravine as its backdrop and a location known for its privacy, character, and long-term value, this property presents a remarkable opportunity to create something truly special in a setting that simply cannot be replicated. (id:6769)

Den 4.06 m X 4.49 m

Bedroom 6 4.45 m X 4.41 m

Recreation room 12.31 m X 13.76 m

Second Kitchen 3.19 m X 4.13 m

Living room 5.14 m X 4.59 m

Dining room 3.99 m X 5.28 m

Kitchen 5.2 m X 5.82 m

Family room 5.79 m X 4.66 m

Breakfast 3.82 m X 4.66 m

Laundry room 2.67 m X 2.94 m

Bedroom 5 5.41 m X 3.99 m

Primary Bedroom 7.05 m X 4.93 m

Bedroom 2 5.05 m X 4.35 m

Bedroom 3 5.32 m X 3.52 m

Bedroom 4 3.88 m X 4.62 m

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.exclusiveedmonton.com/>



REMAX ELITE

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® 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.