



# 10550 ELLERSLIE Road 17 Edmonton AB

\$1,174,000

Nestled in the prestigious gated community of the Ravines of Richford, this executive walkout bungalow redefines luxurious living. The grand floor plan boasts soaring 10' modern coffered ceilings on the main level and 9' in the fully finished basement, centralized grand staircase and premium Huntwood solid wood cabinetry. The oversized walk-through pantry with a coffee bar, two elegant double-sided gas fireplaces, and Restoration Hardware lighting throughout create an atmosphere of refined elegance. A state-of-the-art HVAC system, featuring in-floor heating in the basement, en-suite, and triple garage, ensures unparalleled comfort. The triple garage offers 12' ceilings, 8' overhead doors, and an epoxy-coated floor. The exterior features a combination of stone and Hardie board, with a dual entry exposed aggregate driveway and elegant low-maintenance landscaping. Backing onto serene Blackmud Creek Ravine, this property provides swift access to QE2, Anthony Henday, and South Edmonton Common.

Listing Presented By:



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