



## Edmonton Alberta

\$809,900

Step into this exquisite WALKOUT home, perfectly situated in a quiet cul-de-sac backing a serene walking trail! With 2,559sqft of thoughtfully designed living space, this 5 bed/ 4 FULL bath home includes TWO PRIMARY SUITES w/private ensuites. The open-concept main floor boasts a grand foyer, a flexible MAIN FLOOR office/bedroom, a full bathroom, and a mudroom with stylish built-ins leading to a walkthrough SECOND KITCHEN w/gas line AND a sink! The main kitchen presents you with w/ ample cabinetry, a spacious dining area, & a great room highlighted by soaring 18ft open-to-below ceilings. Upstairs, you'll find 4 generously sized bedrooms, a bonus room & a conveniently located upstairs laundry room. Both primary suites feature spa-inspired 5-piece ensuites and large walk-in closets. Upgrades include trpl-pane windows, QUARTZ countertops, soft-close cabinetry, 9ft ceilings, 8ft doors, herringbone LVP, hot water on demand. A separate entrance to the walkout basement adds potential for a future income suite. (id:6769)

Living room 14.6 m X 15.8 m

Dining room 13 m X 8.4 m

Kitchen 12.2 m X 12 m

Den 12.6 m X 9.6 m

Primary Bedroom 14.6 m X 14 m

Bedroom 2 11.4 m X 14.8 m

Bedroom 3 10 m X 12 m

Bedroom 4 11 m X 10 m

Bonus Room 11.4 m X 11.4 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://forsaleeyeg.com/>

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