



Edmonton Alberta

\$1,275,000

Exclusive Location !! River Valley Ravine Across The Street !!! This Upgraded Executive Home offers over 4,250 sq ft total living w developed basement, Triple Att Garage, lush landscaping surrounds You in natural beauty. The showstopping exterior features a soaring portico w incredible curb appeal. Inside, a Grand Curved Staircase and open second-floor hallway make a dramatic first impression. The Custom Heritage kitchen is an abundance of craftsmanship & quality, complemented by beautifully renovated ensuite, baths & timeless finishes throughout. The pride of ownership is evident at every turn. A fully finished basement w second kitchen provides flexible space for entertaining or multi-gen living. The Resort primary suite is perfect to pamper & features a covered balcony w sweeping river valley views. Your private backyard oasis is complete with patio, deck, and gorgeous garden beds. Lots of Monies (\$200,000 + spent on Metal Roof, Kitchen, Ensuite, Wabsrooms, etc Prime Location - Custom Quailty Home (id:6769)

Bedroom 4 3.64 m X 3.52 m

Second Kitchen 2.39 m X 3.39 m

Games room 3.34 m X 5.46 m

Cold room 2.54 m X 2.37 m

Living room 3.78 m X 4.55 m

Dining room 3.99 m X 3.96 m

Kitchen 3.77 m X 3.53 m

Family room 4.88 m X 4.44 m

Den 2.98 m X 3.33 m

Breakfast 5.02 m X 2.88 m

Laundry room 2.51 m X 2.97 m

Primary Bedroom 9.15 m X 6.39 m

Bedroom 2 3.65 m X 3.49 m

Bedroom 3 3.63 m X 3.49 m

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

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



REMAX ELITE

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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