



Edmonton Alberta

\$1,350,000

Exclusive and private executive Brass III built walkout duplex backing onto the Whitemud Creek Ravine and walking trails leading to river valley. GORGEOUS FOREST VIEWS FROM ALL WINDOWS! Amazing layout! Only 4 impeccable units. The YEARLY condo fee is 4500. and they are self managed. Windows washed yearly, lawn and snow removal, HOA included in the fee. Huge private lot. 2 year old roof and new 6 eaves. Total reno in 2011 includes a Hart chef's kitchen and California Closets. Huge windows offer amazing natural light from every room. Walkout lower level has a great guest suite with access to a beautifully landscaped yard backing on the ravine. Super main floor family room with bar, large bedroom and full bath. Cozy upper loft. Huge master suite overlooking the ravine. Lower level has large bedroom with ensuite and family room with walkout to back yard and ravine. Awesome laundry room, cold room. New roof, eaves and hot water tank 2 years ago, new furnace Jan. 2025. (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Living room 7.82 m X 4.86 m

Dining room 3.57 m X 3.73 m

Kitchen 4.89 m X 4.54 m

Den 4.28 m X 3.29 m

Bedroom 2 Measurements not available

Primary Bedroom 8.06 m X 5.02 m

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<http://marlenepahl.com/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca