



Edmonton Alberta

\$1,165,000

Nestled on close to 65' of frontage on a private setting facing Patricia Ravine, this home offers 2,330sq ft above grade + 1,397sq ft below grade, breathtaking views, easy access to Wolf Willow Ravine's trails and pathways, river valley, footbridge, and peaceful natural surroundings right at your doorstep. The main floor features a formal living and dining room, a kitchen overlooking the family room, and a sun-filled south-facing sunroom that opens to a beautifully landscaped yard with a covered BBQ area and fountain perfect for outdoor entertaining. A versatile fourth bedroom and a separate side entrance add flexibility & convenience. Upstairs, the spacious primary suite offers a private large balcony overlooking the tranquil backyard. Two additional bedrooms provide ample space, complemented by four bathrooms, two large wood-burning fireplaces, and features such as a sprinkler and alarm system. Situated on an 878.75 m² lot, minutes from schools, shopping, golf, Whitemud Dr, and Anthony Henday. (id:6769)

Recreation room 7.91 m X 8.55 m

Other 3.76 m X 1.16 m

Living room 4.68 m X 5.31 m

Dining room 2.84 m X 4.27 m

Kitchen 2.85 m X 4.13 m

Family room 5.39 m X 4.14 m

Bedroom 4 3.04 m X 3.49 m

Laundry room 3.35 m X 2.3 m

Breakfast 2.41 m X 4.13 m

Sunroom 5.18 m X 2.83 m

Primary Bedroom 5.78 m X 4.19 m

Bedroom 2 3.65 m X 3.35 m

Bedroom 3 2.75 m X 4.36 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

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