



## Edmonton Alberta

\$1,449,000

Grand gated estate! Breathtaking panoramic views of the river valley! One of the finest lots, this 2-storey luxury estate sprawls across a serene 1.15 acre lot. Features 5-car garage & a lit paved driveway! Over 3375 sqft on 2 levels + FF basement plus 798 sf loft over the 3 car garage. A grand entrance with vaulted ceilings, hardwood floors across 3 levels & floor-to-ceiling windows. Entertain in a formal living room with soaring ceilings, a formal dining room & a gourmet kitchen equipped with granite counters, eating bar, and Meile appliances a chefs dream. The breakfast nook overlooks an open great room with a gas F/P, 2 sets of patio doors leading to sundecks with incredible river valley views. The massive owners suite features a gas F/P, 5-pce ensuite, milled glass shower, and walk-in closet. Upper floor is complete with a loft/den, exposed wood beams, 2 additional bedrooms & a 4-pce bath. F/F basement includes a rec room, bedroom/den, and 3-pce bath! A home for the holidays! (id:6769)

Bedroom 4 4.86 m X 3.76 m

Recreation room 4.81 m X 6.79 m

Cold room 3.5 m X 2.15 m

Laundry room 2.46 m X 2.24 m

Storage 2.33 m X 2.74 m

Living room 7.52 m X 5.47 m

Dining room 5.22 m X 3.59 m

Kitchen 4.36 m X 5.16 m

Family room 5.03 m X 7.8 m

Primary Bedroom 5.01 m X 5.86 m

Bedroom 2 5.06 m X 3.58 m

Bedroom 3 3.52 m X 4.92 m

Loft 5.16 m X 7.85 m

Listing Presented By:



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