



Edmonton Alberta

\$774,800

Beautiful Perry built GEM nestled on a QUIET street in prestigious Magrath Heights. Steps to park, ponds, ravine & Nellie Carlson K-9. Charming stone clad front verandah faces West w/great horizon views (sits at one of the highest points in the City). 2338 sf + a F/Fin lower level. 4 bedrooms in ttl w/3.5 bathrooms ideal for the growing family. Elegant open layout is perfect for entertaining. 9 ft ceilings, hardwood & natural light that streams through the many O/S windows. Flex rm (music rm, formal dining or den) opens onto the Great rm w/a cozy 3 sided gas FP. Beautiful kitchen w/ample cabinetry & granite counters, S/S appliances, island w/eating bar for 4, pantry & all adjacent to the nook area. Upstairs is a massive vaulted bonus rm w/a wet bar. Spacious bedrooms & a huge primary bedroom w/a spa like ensuite, 2nd gas FP & W/I closet. Basement has a family rm, games area, bedroom & 4 pc bath. Enjoy the fenced East/South facing backyard w/a covered deck & allows boat/trailer access. A/C & Low E windows (id:6769)

Bedroom 4 2.7 m X 3.73 m

Recreation room 8.01 m X 5.2 m

Living room 5.12 m X 4.51 m

Dining room 3.15 m X 4.26 m

Kitchen 4.19 m X 9.94 m

Breakfast 3.12 m X 3.15 m

Primary Bedroom 3.98 m X 5.57 m

Bedroom 2 3.29 m X 3.81 m

Bedroom 3 3.02 m X 3.63 m

Bonus Room 3.63 m X 5.8 m

Laundry room 2.38 m X 1.51 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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

RE/MAX Elite

RE/MAX ELITE

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.