



## Edmonton Alberta

\$639,900

Welcome to this stunning 2,400 sq ft, 4 bedroom, 4 bath 2 storey home in Signature Pointe! The main floor is filled with natural light and boasts soaring VAULTED ceilings and beautiful architectural arches. The layout includes a separate formal dining room, a cozy gas fireplace, and a spacious kitchen featuring a large island, walk-in pantry and new stainless steel appliances (2023) plus main floor laundry! The grand staircase leads you to the second floor, where you'll find a Massive BONUS room, 4 pc bathroom, 3 generously sized bedrooms including large primary bedroom with full 4 piece ensuite, The lower level features a large rec room with a Movie Theatre, a 4th bedroom, and a 3 piece bathroom. Additional features include a brand-new hot water tank, and 50-year rubber shingles installed in 2023. Double attached HEATED garage and Central A/C! This home is close to the lake & walking trails! Very easy access to St. Albert, Anthony Henday, Edmonton Garrison and so much more! (id:6769)

Family room 4.32 m X 4.6 m

Bedroom 4 4.76 m X 3.5 m

Recreation room 7.12 m X 4.53 m

Living room 4.58 m X 4.61 m

Dining room 2.6 m X 3.17 m

Kitchen 4.66 m X 3.97 m

Primary Bedroom 4.25 m X 6.12 m

Bedroom 2 3.96 m X 3.18 m

Bedroom 3 3.67 m X 3.27 m

Bonus Room 6.92 m X 6.43 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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