



## Edmonton Alberta

\$939,900

Stunning custom built 2 storey home in prestigious Magrath Heights! Backing onto GREEN SPACE & Walking to K-9 Nellie Carlson School! This Ace Lange built home boasts 2,840+ sqft, 3 bedrooms, 3 baths, main floor DEN & BONUS room. Great curb appeal w/ beautiful landscaping & SOUTH WEST backyard. Open concept main floor has a DEN & a full bath, formal dining room, and airy & bright living room w/ soaring high ceiling & motorized blinds. Chef's dream kitchen has high-end full height cabinets, large center island w/ granite countertops, B/I oven, gas range & full heights glass backsplash. Upstairs you will find a large BONUS room w/ a door - perfect as a 4th bedroom. Primary bdrm is gigantic w/ a HUGE W/I closet & luxurious 5 pc ensuite. TWO more good sized bdrms & a full bath w/ skylight. Basement has 5 windows & great potential for future development. Enjoy your peaceful morning coffee or evening sunset on the large deck & beautifully landscaped backyard. Life is good in this impeccable home & make it yours! (id:6769)

Living room 4.7 m X 6.3 m

Dining room 3.5 m X 3.7 m

Kitchen 4.2 m X 4.4 m

Den 3.7 m X 3 m

Primary Bedroom 6.3 m X 5.7 m

Bedroom 2 3.5 m X 3 m

Bedroom 3 3.8 m X 3 m

Bonus Room 4.7 m X 5.7 m

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

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

**REMAX Elite**  
*the place to be*

**REMAX 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.