



Edmonton Alberta

\$1,098,000

One of a kind, former Perry Signature showhome is steps to Ravine in prestigious Larch Park & within catchment of 6 schools. Approx 4200sf of total living with a well functioning layout. A sunny west facing foyer, 9' ceilings & gleaming hardwood welcomes you through an open floorplan complete w/an oversized great room, dual sided linear gas fireplace. Versatile flex room for home office/library or studio. Designer kitchen with upgraded cabinets, prep island, quartz countertops & plenty of storage space in the walkthrough pantry. Full dining nook will seat 10 & provides direct access to spacious yard for evening bbqs. Powder room, mudroom & access to heated, oversized garage complete this level. Upper level offers a generous sized bonus room with private balcony. Primary bedroom is complete with a dressing room & 5pc ensuite. 2 additional bedrooms & 4pc bathroom for a growing family. Lower level highlights multiple entertaining areas, 4th bedroom & 3pc bathroom. Certified Green built & upgraded throughout. (id:6769)

Bedroom 4 3.56 m X 3.54 m

Recreation room 4.46 m X 6.14 m

Games room 7.54 m X 3.3 m

Kitchen 4.48 m X 3.1 m

Den 3.48 m X 4.11 m

Great room 6.28 m X 4.29 m

Breakfast 3.58 m X 3.33 m

Primary Bedroom 3.97 m X 4.58 m

Bedroom 2 3.48 m X 3.75 m

Bedroom 3 3.55 m X 3.77 m

Bonus Room 4.63 m X 3.69 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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

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