



## Edmonton Alberta

\$2,495,000

Designed for the executive, this walkout bungalow blends timeless elegance with modern comfort in prestigious Ramsay Heights. Nestled along the North Saskatchewan River with a west-facing yard, this brick home offers sunset views and a tranquil connection to nature. Exterior highlights include composite decking, exposed aggregate driveway and covered lower patio, artificial turf, and a private three-hole putting green. Inside, the custom kitchen features double islands, each with eat-up bars, double ovens, and a walk-in pantry, flowing into a spacious living area ideal for entertaining. The home offers two plus two bedrooms and four full baths, including a luxurious five-piece ensuite with a dream walk-in dressing room closet. Laundry on both levels adds convenience, and the triple attached garage provides direct interior access. A rare opportunity to live on the bank of Edmonton's most iconic riverfront settings. (id:6769)

Bedroom 3 6.23 m X 4.33 m

Bedroom 4 5.94 m X 4.34 m

Recreation room 14.29 m X 8.26 m

Laundry room 5.75 m X 7.23 m

Living room 8.64 m X 6.03 m

Dining room 4.88 m X 4.05 m

Kitchen 8.46 m X 4.19 m

Primary Bedroom 8.66 m X 4.83 m

Bedroom 2 3.91 m X 3.69 m

Laundry room 2.48 m X 3.83 m

Office 4.86 m X 3.07 m

Pantry 2.05 m X 2.55 m

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