



## 5823 109 Street Edmonton AB

\$1,297,700

European Country INFILL Showhome by Ace Lange w/ ATTACHED GARAGE, Mature Lot (37.5 x 130), Superb Central Location, & INCREDIBLE FINISHES. Over 2500 sq ft of designer space w/ 10 ft ceilings + 8 ft doors. The main floor opens to an elegant open-to-above foyer elevated w/ tongue/groove FIR WOOD planks, shiplap, & wainscoting details. THE CUSTOM MILLWORK is OUT OF THIS WORLD! The inspiring den space has SOLID FIR BEAM definition & ceiling detail. The design continues into the powder rm w/ full wood detailing & speciality quartz scalloped edges. WOW! The extended kitchen offers 3 tone cabinetry w/ a built-in dining hutch, bronze hardware, & OVERSIZED hood fan w/ CUSTOM PLASTER finish. The over-grouted stone fireplace exudes rich comfort & is elevated by a concrete surround. The upper floor ceilings are vaulted to 13 feet: includes the Primary, 2 additional bedrooms w/ Jack & Jill Bath + bonus room. Basement has a rec room, 4th bedroom and bathroom. Includes AC, Garage Heater, Deck, Landscaping, & Draperies.

Listing Presented By:



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