



REALTOR

## Edmonton Alberta

\$1,595,000

Sunny 3630 sq ft 2-storey with a fully finished walkout basement on a 746 m<sup>2</sup> lot facing a large park and steps to the River Valley, bike trails and cross-country skiing. Six bedrooms upstairs plus a laundry room and 2.5 baths. Vaulted master with 4-piece ensuite and walk-in closet. Features a huge refurbished white country kitchen with 6-person island, large dining with elevated deck, living room, den/office, and 3 gas fireplaces. With 71 triple glazed windows, this home has incredible natural light throughout with great views from almost every room. The walkout base offers a large rec room, theatre room, extra bedroom and a 4-piece bath. 2 staircases to the basement, a total of 5 bathrooms and 3 refurbished furnaces. Oversized 2.5 car garage with 3 car apron and rooftop deck (gas roughed in). Large front patio facing the park done in aggregate along with walks throughout. Quality-built by the owners with exceptional attention to High density concrete, retaining walls and pilings. TAKE THE VIRTUAL TOUR (id:6769)

**Additional bedroom** Measurements not available

**Recreation room** Measurements not available

**Media** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Family room** Measurements not available

**Den** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

**Bedroom 4** Measurements not available

**Bedroom 5** Measurements not available

**Bedroom 6** Measurements not available

**Laundry room** Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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