



Edmonton Alberta

\$1,595,000

Sunny 3630 sq ft 2-storey with a fully finished walkout basement on a 746 m² 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:



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