



## Edmonton Alberta

\$2,695,000

Prestigious GRANDVIEW, NEW infill, 5800 sqft living space contemporary custom-built residence. Charm&PRIME LOCATION this NEW home presents a RARE OPPORTUNITY, steps from UofA. Impressive 5BDRMS & 6BATH, open floor, chef's kitchen, Dekton countertop, high-end appliances, butler's pantry. Main floor exquisite white oak engineered hardwood, cozy fireplace, stylish bathroom, office/den, large storage room (convenient for all your sports equipment), wood sliding doors leading to covered&heated deck. Upstairs luxury primary suite, 2 additional bedrooms, each w/ own ensuite & infloor heating, laundry room, bonus area w/ doors to covered&heated balcony designed to accommodate hot tub if you wish. Basement: cold room, 2 large bdrms, 2 full baths, large recreation room & in-floor heating for comfort year-round. 2 furnaces w/ 4 zones, AC, central vacuum, humidifier, the list goes on. Oversized infloor heated garage. Step outside to peaceful, park-like setting backyard landscaped lot w/mature trees overlooking ravine (id:6769)

Family room 7.76 m X 7.57 m

Bedroom 4 4.12 m X 4.65 m

Bedroom 5 3.68 m X 4.87 m

Living room 5.15 m X 11.85 m

Dining room 4.15 m X 7.6 m

Kitchen 5.56 m X 5.26 m

Den 3.47 m X 3.8 m

Primary Bedroom 6.07 m X 4.46 m

Bedroom 2 4.06 m X 4.11 m

Bedroom 3 4.06 m X 4.03 m

Bonus Room 4.78 m X 5.25 m

Laundry room 2.45 m X 2.9 m

Listing Presented By:



Originally Listed by:  
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