



## Edmonton Alberta

\$2,600,000

Located in prestigious Windsor Park, just steps from the University of Alberta Hospital and Campus, this exceptional family home combines luxury and functionality. An impressive foyer welcomes you into a thoughtfully designed floor plan featuring 9' ceilings, in-floor heating, hardwood and limestone flooring, and walls of windows that fill the home with natural light. The gourmet kitchen boasts a large island, walk-in pantry, high-end stainless appliances, and custom cabinetry. The desk area features extra cabinetry & counter space. A spacious mudroom with sink and built-ins is off the garage. Upstairs you'll find 4 bedrooms plus an office (or 5th bedroom) and 3 full baths. The lower level offers three additional bedrooms, a Rec room, theatre room, laundry, and two more full baths—perfect for extended family or guests. With 3 fireplaces, direct garden access from multiple rooms, and its unbeatable location near the river valley and Downtown, this residence delivers the ultimate in lifestyle & convenience. (id:6769)

Bedroom 6 5.09 m X 4.4 m  
Additional bedroom 4.34 m X 3.62 m  
Bedroom 3.73 m X 3.46 m  
Laundry room 4.12 m X 3.7 m  
Recreation room 8.84 m X 6.42 m  
Living room 6.41 m X 6.3 m  
Dining room 5.22 m X 4.57 m

Kitchen 4.64 m X 4.18 m  
Family room 5.57 m X 4.64 m  
Primary Bedroom 6.07 m X 5.97 m  
Bedroom 2 5.25 m X 4.59 m  
Bedroom 3 6.51 m X 3.52 m  
Bedroom 4 4.29 m X 4.17 m  
Bedroom 5 4.67 m X 3.56 m

Listing Presented By:



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Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)

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