



## Edmonton Alberta

\$1,950,000

Exceptional Windsor Park home just minutes from the University of Alberta and river valley trails. This upgraded 5 bedroom, 4 bath residence offers premium finishes, energy efficiency and rare flex spaces. Steam shower in 4 pce. bathrm. Main floor features new engineered hardwood, Vermont Castings wood-burning fireplace and heated tile floors at front and rear entries. Chef's kitchen with Wolf gas range + griddle, Fabre hood fan, Sub-Zero fridge and wine fridge, Miele dishwasher and walk-in pantry. Energy upgrades include 10 kW solar panels, dual furnaces, dual A/C and a durable 10 mm metal clad roof with European Lindab eaves. Fully landscaped yard with underground irrigation, cedar strip hot tub, new fencing and dual RV parking. Heated triple detached garage with vaulted loft, 3 overhead doors and 220V EV charger. Separate heated detached studio with French doors ideal for office, gym or art space. Prime location close to the University of Alberta, parks, schools and amenities. Exceptional home. (id:6769)

Other 6.5 m X 3.47 m

Recreation room 7.16 m X 7 m

Laundry room 2.48 m X 2.14 m

Living room 5.54 m X 4.7 m

Dining room 3.78 m X 2.8 m

Kitchen 5.38 m X 3.73 m

Bedroom 4 5.07 m X 3.68 m

Bedroom 5 3.89 m X 3.72 m

Mud room 3.3 m X 2.6 m

Family room 5.67 m X 5.5 m

Primary Bedroom 5.29 m X 3.59 m

Bedroom 2 4.06 m X 3.75 m

Bedroom 3 3.75 m X 3.41 m

Listing Presented By:



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