



## Edmonton Alberta

\$1,190,000

Located in sought-after Laurier Heights, this beautifully finished home offers the perfect blend of lifestyle and design, just minutes to the river valley trail system, top-rated schools, parks, and quick access to Whitemud Drive and downtown. The main floor features 10' ceilings, durable vinyl plank flooring, a spacious kitchen with stainless steel appliances, and an open living and dining area anchored by a tiled fireplace. A versatile den and full bathroom add flexibility for guests or a home office. Upstairs offers 3 bedrooms, bonus room, laundry, and a stunning primary suite with feature wall, walk-in closet, and ensuite. The fully finished basement includes an additional bedroom, full bath, rec room, and bar with wine cooler and built-in TV unit. Additional features include triple-pane windows, pot lighting, a Navien tankless hot water system, and a double detached insulated garage. Photos with furniture are Virtually Staged. (id:6769)

Bedroom 4 3.97 m X 3.9 m

Recreation room 6.36 m X 4.31 m

Utility room 1.94 m X 2.64 m

Living room 5.33 m X 5.4 m

Dining room 2.45 m X 5.05 m

Kitchen 4.54 m X 5.05 m

Den 3.05 m X 4.24 m

Mud room 2.95 m X 2.34 m

Primary Bedroom 5.86 m X 4.26 m

Bedroom 2 3 m X 4.12 m

Bedroom 3 3.89 m X 3.05 m

Laundry room 1.66 m X 2.34 m

Listing Presented By:



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