



Edmonton Alberta

\$3,995,000

WALKOUT BASEMENT, FLOOR TO CEILING WINDOWS, private unrestricted river valley views! This Stunning 7,600+ SF, FULLY FINISHED 2011 build is unique & timeless. With 14 ceilings, a huge roof top patio, recently redone roof, well equipped wet bars on each floor, a covered, heated, deck off the kitchen with mechanized bug nets, & a beautifully landscaped yard, with several mature perennials, luxury stone patios & a putting green installed in 2016. With 6 bedrooms, each with their own ensuites, a wine cellar, pool table, & sub basement movie theatre unlike anything youve ever seen before, this house is a dream come true! Built with care, this home has an incredible 68 piles in the foundation to a dept of 70 ft, ICF Concrete block construction, triple pane windows, in floor heating system, that extends into the triple car garage, powered by a redundant TWO boiler system, & fan coil blown air for a consistent temperature & A/C! With Quick access to the river valley, UofA Hospital, & Downtown! (id:6769)

Bedroom 4 4.29 m X 5.1 m
 Bedroom 5 3.61 m X 4.81 m
 Bedroom 6 3.45 m X 3.72 m
 Media 6.32 m X 8.56 m
 Games room 9.21 m X 10.99 m
 Living room 4.66 m X 4.36 m

Dining room 2.27 m X 4.86 m
 Kitchen 5.06 m X 4.86 m
 Family room 8.35 m X 7.19 m
 Primary Bedroom 6.08 m X 4.88 m
 Bedroom 2 5.09 m X 3.22 m
 Bedroom 3 4.78 m X 3.96 m

Listing Presented By:



Originally Listed by:
 Logic Realty

<https://listquickyeg.com/>

RE/MAX ELITE

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Phone: 780-406-4000
 Fax:
executive@eliterealestate.ca