



## Edmonton Alberta

\$1,199,900

A Stunning New Build in the Heart of Bonnie Doon! This gorgeous 2-storey sits on a quiet, tree-lined street and offers high-end finishes throughout. The main floor features a large living room with gas fireplace, bright dining area with custom wall feature, a beautiful kitchen with premium cabinetry fully equipped with stainless steel appliances and quartz countertops, walk-in butler pantry with sink, and a main floor den/office. Upstairs are 3 bedrooms including a spacious primary suite with walk-in closet and 5-pc ensuite with dual sinks and soaker tub, plus a bonus room and laundry room with sink. The basement offers a unique design with a private rec room for the upper occupants and a separate 2-bedroom basement suite ideal for income or extended family. Complete with a great-sized yard, triple garage, and close to top-rated schools, parks, cafes, transit, the river valley, Whyte Ave and downtown. (id:6769)

Bedroom 4 3.85 m X 3.23 m

Bedroom 5 3.68 m X 3.14 m

Living room 4.72 m X 4.32 m

Dining room 5.1 m X 3.65 m

Kitchen 5.1 m X 4.76 m

Primary Bedroom 5.25 m X 3.98 m

Bedroom 2 3.42 m X 3.23 m

Bedroom 3 3.77 m X 3.02 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://www.experiencerealtygroup.com/>

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