



## Edmonton Alberta

\$698,880

Experience elevated urban living in this exceptional executive detached home, situated along our breathtaking river valley pathway system. Offering 1,788 sq. ft. of carefully designed living space, this residence blends architectural character with a welcoming warmth. Enter and be amazed with open-to-above living room, and a cozy double sided fireplace that elegantly connects living and dining spaces. The kitchen is newly remodeled with sleek finishes and overlooks your stunning backyard! Built with the professional in mind, the entire upper floor is dedicated to an impressive primary retreat featuring a second fireplace, spa inspired ensuite and private balcony. A second basement bedroom and private bath is thoughtfully designed with your guests in mind. Enjoy the expansive decking ideal for relaxing or outdoor entertaining. A double garage adds convenience while the unparallel location places you moments from U of A & Grant MacEwan Universities, the vibrant Arts/Theatre Scene and Ice District! (id:6769)

Bedroom 2 3.64 m X 3.19 m

Laundry room 5.07 m X 3.32 m

Utility room 5.22 m X 2.95 m

Living room 3.89 m X 3.65 m

Dining room 3.1 m X 3.46 m

Kitchen 3.04 m X 3.56 m

Bonus Room 2.91 m X 3.63 m

Mud room 2.71 m X 1.67 m

Den 3.71 m X 2.94 m

Primary Bedroom 6.7 m X 4.81 m

Listing Presented By:



Originally Listed by:  
CIR Realty



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