



944 166 Avenue Edmonton AB

\$2,295,000

ONCE IN A LIFETIME OPPORTUNITY and the photos speak for themselves! This property is 3-HOMES-IN-ONE and the options are unlimited. Live in one and rent two, or have your entire family live together where EVERYONE still ENJOYS THEIR COMPLETE PRIVACY, or AIR BnB, or bed and breakfast. ESTATE HOME w/ OVER 12,000 SQ FEET OF DEVELOPED LIVING SPACE AND LOADED WITH UPGRADES - just take a look at the PHOTOS AND FLOOR PLAN TO BE AMAZED! The main Living area of the home has 8 BEDROOMS, 8.5 BATHROOMS, den, bonus room, 2 OPEN-TO-BELOW AREAS, DINING ROOM THAT SEATS 14 COMFORTABLY, BASEMENT THEATRE ROOM, & BALCONY. The second space is on the main level and has its own kitchen, dining area, 2 bedrooms and 2.5 bathrooms and access to the expansive Balcony. The walkout basement has a nearly 4000 SQ FT COMPLETE WITH KITCHEN, four bedrooms, 5 bathrooms, gym, cold storage. 13/14 bedrooms have private ensuite washroom. All this with a 4-CAR GARAGE and located on an EXCEPTIONAL 0.45 ACRE LOT in the river valley!



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