



## Edmonton Alberta

\$899,800

Incredible location! This beautifully designed 2,104 sq.ft. two-storey home offers stunning river valley views and direct access to one of Edmonton's most iconic trail systems. Bright and functional throughout, the main floor features a sun-filled front living room, formal dining area, spacious family room with wood-burning fireplace, and a custom kitchen with built-in Miele appliances. A rear mudroom, 2-piece bath, and large composite deck complete the space. Upstairs you'll find a spacious primary with custom ensuite, freestanding tub, and glass shower, along with a large laundry room, additional bedroom, full bath, and stunning vaulted bonus room with balcony overlooking the river valley. The fully developed basement includes a large rec room with gas fireplace, additional bedroom, 3-piece bath, and ample storage. A truly special home in one of Edmonton's most unique and sought-after locations. This home also comes complete with AC and a double garage! A truly rare opportunity in Rosssdale. (id:6769)

Bedroom 3 2.82 m X 4.42 m

Recreation room 5.65 m X 9.87 m

Storage 4.84 m X 2.32 m

Living room 3.77 m X 3.43 m

Dining room 3.79 m X 3.35 m

Kitchen 3.54 m X 3.75 m

Family room 3.81 m X 4.69 m

Primary Bedroom 4.13 m X 5.25 m

Bedroom 2 3.78 m X 3.37 m

Bonus Room 5.64 m X 3.66 m

Listing Presented By:



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