



## Edmonton Alberta

\$588,000

Rare find in Charlesworth! Beautiful 2,403 sq.ft. two storey BACKING ONTO THE LAKE w/walking trails. Built by Landmark Homes, main level 9' ceiling & spectacular lake view from the living room, kitchen, dining room, and den. Lovely kitchen w/granite countertops, breakfast bar, high efficiency stainless steel appliances, vac pan, pantry, tiled backsplash & motion sensor faucet. Enjoy the lake view from the East facing cedar deck w/BBQ gas line. Spacious den w/coffered ceiling. Main floor laundry w/custom cabinets. The upper level features a large bonus room w/high vaulted ceiling, 3 large bedrooms & 4 pcs. main bath. Primary bedroom has beautiful lake view, walk-in closet, & 5 pcs. ensuite w/dual sinks, jetted tub, and separate shower. Eco-Bee thermostat w/3 room sensors and smart phone control. High efficiency Furnace w/UV light; hot water tank; & Air Conditioner. Fantech HRV system, triple pane argon filled windows, and Beam central vacuum. Unspoiled basement. Close to park, school, & shopping. (id:6769)

Living room 4.6 m X 4.55 m

Dining room 3.2 m X 2.35 m

Kitchen 4 m X 3.9 m

Den 3.5 m X 2.7 m

Laundry room undefined

Primary Bedroom 5.11 m X 4.4 m

Bedroom 2 4.65 m X 3.03 m

Bedroom 3 4.24 m X 3.92 m

Bonus Room 5.77 m X 4.93 m

Listing Presented By:



Originally Listed by:  
Re/Max Select

<http://www.simonchong.com>

**RE/MAX**

**RE/MAX River City**

13120 St. Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-457-3777

Fax:

[simon@simonchong.com](mailto:simon@simonchong.com)