



## Edmonton Alberta

\$650,000

A leader in its class of luxury homes, and selectively located in the trendy community of Ambleside, this 2-storey home is the epitome of the lavish lifestyle you deserve, with over 3,285 sqft of air-conditioned living space. Hardwood floors flow from the foyer, past the convenient 2pc main floor bathroom, and into the brilliance of a bright living room, awash in the light of sunrises cast through a wall of windows. The culinary delights of the kitchens granite counters, stainless steel appliances & sprawling island with bar style seating, seamlessly adjoins a vast dining room presenting access to the deck overlooking your fenced yard. The bonus room upstairs is a haven of comfort with corner gas fireplace warming airy ceilings. Private quarters of the 2nd floor consist of the primary bedroom, blessed with a spa-like 5pc ensuite, along with 2 more bedrooms, each serviced by same floor laundry & full 4pc bath. The fully finished basement unites a 4th bedroom, with 4th bathroom, flex space, and family room. (id:6769)

Family room 26'9 x 12'7

Bedroom 4 11'1 x 10'2

Storage 11'8 x 7'9

Utility room 11'7 x 7'8

Cold room Measurements not available

Living room 20'9 x 13'9

Dining room 13'11 x 12'1

Kitchen 17'4 x 13'9

Primary Bedroom 13'11 x 13'

Bedroom 2 12' x 10'3

Bedroom 3 15' x 9'8

Bonus Room 18' x 17'6

Laundry room 6' x 5'9

Listing Presented By:



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Royal LePage Noralta Real Estate

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