



## Edmonton Alberta

\$1,299,000

This custom 2-storey offers over 4,100 sq ft of living space in Westmount, set on a quiet, tree-lined street with striking curb appeal and mature surroundings. Featuring 5 bedrooms, 3.5 baths, A/C, and central vac. The kitchen is the centrepiece of the home with floor-to-ceiling dark green cabinetry, a leather brown island, quartz counters, brass hardware, full-size fridge and freezer, gas range, and direct backyard views. The living room is anchored by a gas fireplace with sleek stone surround, while the dining area opens seamlessly onto the covered deck for effortless indoor-outdoor living. A main floor office offers flexibility as a potential 6th bedroom. Upstairs are 3 generously sized bedrooms with built-in window benches, laundry, and a vaulted primary retreat with 4-piece ensuite. The fully finished basement features 2 additional bedrooms, expansive rec space, and infrared sauna. Outside offers a covered deck, hot tub, raised garden beds, landscaped yard, heated garage+workshop, and RV parking. (id:6769)

Bedroom 4 3.56 m X 3.48 m

Bedroom 5 3.75 m X 3.61 m

Recreation room 8.63 m X 4.45 m

Living room 4.59 m X 4.55 m

Dining room 4.55 m X 4.36 m

Kitchen 4.55 m X 4.29 m

Den 4.2 m X 3.7 m

Primary Bedroom 4.55 m X 4.47 m

Bedroom 2 4.68 m X 5.55 m

Bedroom 3 4.51 m X 3.61 m

Listing Presented By:



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