



## Edmonton Alberta

\$1,150,000

BACKING PARK! WALKING DISTANCE TO RIVER VALLEY & TRAILS! FINISHED BASEMENT! STUNNING NEW custom built 3+2 bedroom, 4.5 bath 2 storey nestled on a tree lined street in Historic Highlands. This home has been thoughtfully designed w/modern luxury including 200AMP service, HEATED GARAGE, car charger plug-in, gas line for BBQ, rough in for A/C & security system. Functional floor plan offers an open layout-perfect for living & entertaining! Contemporary kitchen has timeless white cabinetry, expansive quartz counters, large island, walk-thru butlers pantry & \$15K appliance allowance. Upstairs houses 3 generous size bedrooms plus BONUS room & laundry. Primary suite has spa-like bath w/double sinks, walk-in shower & luxurious soaker tub. Developed basement has an additional 2 bedrooms, wet bar & massive recreation space. Featuring SIDE ENTRANCE w/sidewalk, 2 furnaces, high quality finishes, Hardie siding, deck, gas fireplace & tons of windows (triple glazed) strategically place for maximum natural light. MOVE IN! (id:6769)

Bedroom 4 3.93 m X 3.47 m

Bedroom 5 3.33 m X 3.3 m

Living room 4.28 m X 4.14 m

Dining room 3.76 m X 3.26 m

Kitchen 4.33 m X 3.55 m

Family room 5.26 m X 4.07 m

Primary Bedroom 4.43 m X 4.23 m

Bedroom 2 3.41 m X 3.18 m

Bedroom 3 3.36 m X 3.35 m

Bonus Room 5.97 m X 3.67 m

Laundry room 2.58 m X 1.79 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://deanandosmond.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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