



## Edmonton Alberta

\$1,599,800

Both sides currently available. BUILT FOR THE MOST DISCERNING BUYERS! MASSIVE custom built home located steps to the UNIVERSITY and LRT. EACH SIDE HAS: Over 2500 sq.ft. of total finished space, 4 bedrooms ALL WITH ENSUITES, plus a SEPARATE SIDE ENTRANCE to the FULLY FINISHED BASEMENT. EXTRAORDINARY UPGRADES: 2 PERSON GLASS WALK-IN SHOWER w/3 fixtures, OAK ZERMATT 5 1/4 MATT PLANK HARDWOOD, WOOD FEATURE WALLS, BUILT-IN S/S APPLIANCES W/ 6 burner gas stove, MAPLE RAILINGS, QUARTZ COUNTER TOPS, MODERN FLAT PAINTED CEILINGS, TWO 65 GALLON H/EFF WATER TANKS, UPGRADED 3-ZONE 2-STAGE FURNACE, A/C, INSTANT HOT WATER, TOP OF THE LINE 4-STAGE SOUND DAMPENING SYSTEM, TRIPLE PANE WINDOWS, FULLY LANDSCAPED WITH REAR DECK, DOUBLE DETACHED INSULATED GARAGE, EXPOSED AGGREGATE SIDEWALKS AND STEPS, ACRYLIC STUCCO AND LONG BOAD SIDING W/ 1.5 INSULATING FOAM. Steps to UNIVERSITY, and LRT. Rough-ins exist for basement kitchens. Easily install 2nd bedroom in basement. photos before tenants. (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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