



Edmonton Alberta

\$1,200,000

A rare opportunity in prestigious Parkview! Just one block from the River Valley, this immaculate family home has been lovingly maintained by the same family for over 50 years. A beautiful four-season sunroom offers the perfect place to relax year-round. The elegant living room flows seamlessly into the spacious dining area, highlighted by gleaming walnut floors. The chef's kitchen features high-end custom cabinetry & appliances. A cozy den, guest bath and MAIN FLOOR laundry complete this floor. Upstairs offers 4 generously sized bedrooms, including a spacious primary retreat with a walk-in closet and 3-piece ensuite, plus a luxurious main bath. The fully finished basement includes a 5th bedroom, large rec room, 3pc bath & wet bar. Enjoy the sunny southwest-facing yard, dog run, double detached garage, and central A/C. Updates: shingles, interior paint (2022), exterior paint and 2 of 3 furnaces (2025), guest bath/laundry (2021). Exceptional location, timeless quality & pride of ownership throughout. (id:6769)

Family room 8.44 m X 4.41 m

Bedroom 5 3.29 m X 4.49 m

Living room 4.52 m X 8.48 m

Dining room 4.37 m X 3.33 m

Kitchen 6.3 m X 4.26 m

Den 5.21 m X 3.35 m

Sunroom 3.45 m X 7 m

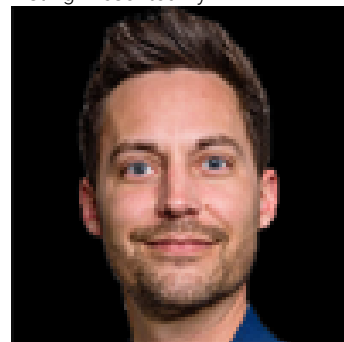
Primary Bedroom 4.51 m X 5.18 m

Bedroom 2 3.45 m X 4.46 m

Bedroom 3 3.44 m X 4.36 m

Bedroom 4 3.46 m X 4.38 m

Listing Presented By:



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201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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