



## Edmonton Alberta

\$3,888,800

A RARE GEM nestled in the River Valley w/unparalleled views of the North Saskatchewan River. Generational home exudes elegance & charm. For 50 years this 5300 sf+ home has remained in the family w/memories to be cherished for a lifetime & now it's time for a new family to create their memories. Walkout 6 bedrm/5 full bathrm bungalow is situated on a private 1 acre treed lot in the heart of the City (room for a rink or tennis/pickle ball court). Rebuilt in 2000, this renovated home features a Chef inspired kitchen (2015). Panoramic views from the A-frame Great Room w/a 2 sty high stone FP & soaring windows blending the outdoors to the inside seamlessly. Massive dining rm for family gatherings & parties when entertaining. Primary bedrm w/amazing views & a cabin getaway w/the loft. Teens will love the cozy basement to hang out w/their friends. Enjoy the sunsets from the full width west facing deck. Massive driveway & 2 double garages. Country feel w/City water & a 12-17 min commute to the U of A & Downtown (id:6769)

Bedroom 6 4.48 m X 3.9 m  
Laundry room 4.48 m X 2.99 m  
Family room 9.42 m X 5.73 m  
Living room 5.91 m X 5.21 m  
Dining room 7.01 m X 4.15 m  
Kitchen 5.21 m X 4.6 m  
Primary Bedroom 4.85 m X 4.33 m

Bedroom 2 3.9 m X 3.32 m  
Bedroom 3 3.38 m X 3.38 m  
Breakfast 4.02 m X 3.84 m  
Bedroom 4 3.66 m X 2.71 m  
Bonus Room 7.07 m X 4.75 m  
Bedroom 5 3.66 m X 3.02 m

Listing Presented By:



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