



## Edmonton Alberta

\$639,900

Exceptional 2,284 sqft home in River's Edge offering refined upgrades, smart efficiency, and a prime growth location. Designed for modern living, this 3 bedroom, 2.5 bathroom home features a soaring open-to-below living area, upper bonus room, and a main floor flex space perfect for office or playroom. The kitchen impresses with full-height maple cabinetry, thick quartz counters, gas cooktop, built-in oven, upgraded lighting, and a cleverly positioned hidden walk-in pantry. Elevated basement ceilings provide added space and future potential. Upstairs, the primary retreat connects through a gorgeous spa-inspired ensuite bathroom, to the spacious walk-through closet that connects to the 2nd floor laundry room. Built for comfort and savings with triple pane windows, solar panels, tankless hot water, and high-efficiency furnace. Finished oversized garage with 8' door, 220V power, hot/cold taps and drain. Fully landscaped, just steps to the future site for k-9 school, & minutes from future shops along 199 St. (id:6769)

Living room 4.81 m X 4.13 m

Dining room Measurements not available

Kitchen 5.33 m X 6.41 m

Den 2.41 m X 4.1 m

Primary Bedroom 4.32 m X 5.99 m

Bedroom 2 2.8 m X 4.07 m

Bedroom 3 2.83 m X 4.07 m

Bonus Room 4.05 m X 4.92 m

Listing Presented By:



Originally Listed by:  
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