



## Edmonton Alberta

\$1,650,000

A one of a kind custom plan built by Ace Lange. Over 5300sf of living space on 3 levels. Fully finished walkout with developed basement legal suite. 3 living areas, 2 full kitchens, 6 bedrooms +den, 6 bathrooms, triple tandem garage, private elevator & oversized pie lot. Perfectly suitable for a growing family or multi-generational living, tastefully chosen finishing palette for mass appeal. Upgraded throughout, including: 10' ceilings on main, 8' doors, multi-zoned heating/cooling, multi-zoned speakers, custom millwork, decorative ceilings & built-ins. Open layout on main level is perfect for entertaining. Great room with gas fireplace, main floor office, chef's kitchen with full nook & direct access to deck for evening bbqs. Generous sized pantry/mudroom. Upper level boasts a bonus room with dual functional areas, 3 full bathrooms, 4 bedrooms including a large primary suite, 5pc spa ensuite & dressing room. Walkout level features a full kitchen, rec areas, 2 bedrooms, 2 full bathrooms & 2nd laundry. (id:6769)

Second Kitchen 4.51 m X 2.16 m

Bedroom 5 4.02 m X 2.8 m

Bedroom 6 4.45 m X 3.35 m

Recreation room Measurements not available

Living room 8.23 m X 5.46 m

Kitchen 5.03 m X 3.38 m

Den 4.75 m X 3.08 m

Breakfast 4.71 m X 3.38 m

Primary Bedroom 5.03 m X 4.08 m

Bedroom 2 3.35 m X 3.08 m

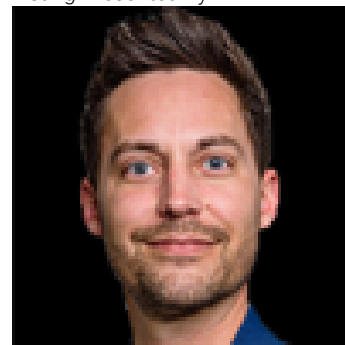
Bedroom 3 3.96 m X 3.78 m

Bedroom 4 4.94 m X 3.08 m

Bonus Room 6.77 m X 5.79 m

Laundry room 4.97 m X 1.83 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.