



## Edmonton Alberta

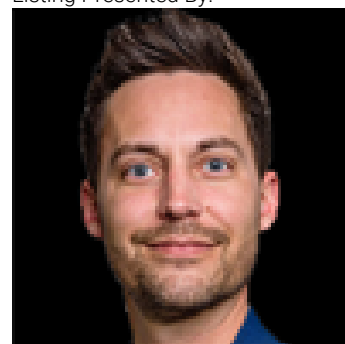
\$1,199,900

Rare opportunity to own an extensively modernized 7-bedroom residence backing directly onto a quiet, undeveloped ravine corridor in one of Edmonton's top communities! Enjoy unmatched ravine proximity with instant access to Patricia Ravine & Wolf Willow trails. Boasting ~5,200 sqft of total carpet-free developed space with hardwood & tile. The grand kitchen features an oversized island and a bright nook overlooking the ravine. The functional upper layout includes 5 bedrooms plus a central loft. The primary retreat comes with a private covered sunroom. The main floor offers a dedicated office and flex room. The fully finished basement features a massive Rec room, 1 additional bedroom, and a 4th full bath. Built for Edmonton's climate: triple-glazed windows, 3 furnaces, 2 ACs, a newer roof, and a triple-attached heated garage! Low-maintenance aluminum siding. Absolute perfection! (id:6769)

Bedroom 6 3.49m x 4.35m  
 Recreation room 3.93m x 7.76m  
 Living room 4.93m x 4.95m  
 Dining room 4.93m x 3.10m  
 Kitchen 4.57m x 5.48m  
 Family room 4.19m x 5.91m  
 Den 4.46m x 4.38m  
 Office 4.19m x 3.87m

Breakfast 4.6m x 2.47m  
 Primary Bedroom 4.86m x 6.84m  
 Bedroom 2 3.55m x 3.58m  
 Bedroom 3 4.13m x 4.30m  
 Bedroom 4 3.73m x 3.09m  
 Bedroom 5 4.88m x 3.01m  
 Sunroom 3.68m x 3.63m

Listing Presented By:



Originally Listed by:  
 Homecare Realty Ltd



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