



## Edmonton Alberta

\$1,070,000

Prepare to be delighted by this thoughtfully crafted 2.5 storey home in one of Edmonton's most sought-after communities. You'll love the elegant dining room, chef's kitchen with double ovens, massive mudroom and the family room with built-in office nook - perfect for busy families! Upstairs, the spacious primary offers a huge walk-in closet and spa. Another large bedroom, 4pc bath, laundry and bonus room/ 3rd bedroom complete this floor. Top floor hosts two more bedrooms, one with a hidden loft, and a unique den/ playroom. The basement features 10ft ceilings, a gym, theatre, rec room and 2pc bath. Situated on a large corner lot with double garage and ample parking. Built with comfort and sustainability in mind - featuring reclaimed hardwood, double framed walls, solar panels, two HRV units, and a 1500 gal rainwater system - so you can feel great in your home and about your home! Don't miss this rare gem in Magrath! (id:6769)

Family room 7.07 m X 5.23 m

Media 6.24 m X 7.26 m

Living room 6.94 m X 3.92 m

Dining room 4.92 m X 5.4 m

Kitchen 5.52 m X 4.08 m

Office 4.19 m X 2.02 m

Mud room 3.06 m X 3.71 m

Breakfast 3 m X 2.45 m

Den Measurements not available

Primary Bedroom 4.68 m X 6.03 m

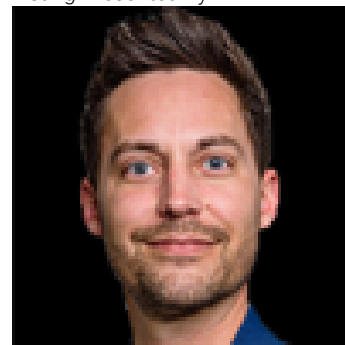
Bedroom 2 4.23 m X 3.63 m

Bedroom 3 6.62 m X 3.75 m

Bedroom 4 4.99 m X 3.94 m

Bedroom 5 4.27 m X 5.63 m

Listing Presented By:



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Rimrock Real Estate

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