



## Edmonton Alberta

\$749,900

Tucked away on one of Westridge's most exclusive streets, this 2,232 sq.ft sanctuary backs directly onto the serene Patricia RAVINE. Set on a 7,823 sq.ft lot, this retreat offers total privacy and harmony with nature.

Inside, soaring 16' ceilings and a striking brick fireplace anchor the sunlit living room. The sleek kitchen flows effortlessly into both the formal dining area and the eating nook—each opening to the tranquil backyard. The main floor is rounded out with a stunning sunroom, perfect for entertaining or relaxing, family room w/cozy fireplace, a convenient laundry room and stylish 2 pc bath. Upstairs, the large primary suite features a private ravine-view balcony and a lovely 5-pc ensuite. Three more spacious bedrooms share a 5-pc bathroom on the upper floor. Outside, lush landscaping surrounds a sparkling pool—ideal for unwinding, play, or summer gatherings. A rare, peaceful oasis moments from top schools, shops, and major routes; this is not an opportunity to be missed! (id:6769)

Den 4.83 m X 4.15 m

Living room 5.54 m X 4.68 m

Dining room 3.55 m X 3.08 m

Kitchen 3.63 m X 3.09 m

Family room 3.66 m X 3.5 m

Breakfast 3.06 m X 2.2 m

Laundry room 2.73 m X 1.83 m

Primary Bedroom 4.65 m X 4.01 m

Bedroom 2 3.86 m X 3.03 m

Bedroom 3 3.86 m X 3.01 m

Bedroom 4 3.91 m X 2.43 m

Listing Presented By:



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