



## Edmonton Alberta

\$764,900

This incredible Homes by Avi Hemsworth model has over \$100K IN UPGRADES, and it shows in the details that usually get overlooked. The main floor is defined by a dual-kitchen configuration, featuring a secondary SPICE KITCHEN that keeps the heavy lifting of meal prep out of sight while the primary kitchen remains the focal point for hosting. An office provides a dedicated workspace, while the great room uses a soaring window wall to bring the scale of the WALKOUT and the POND VIEWS inside. Upstairs, the primary retreat is finished with a customized ensuite plus all the bedrooms on the upper floor have walk in closets! The professionally developed WALKOUT BASEMENT with 9 FOOT CEILINGS adds a recreation room, a fourth bedroom, and a full bathroom, making the total living space as functional as it is polished. This level leads to a yard positioned to catch the best of the evening light and the most incredible sunsets over the water, while the upper DECK offers a fantastic vantage point for the same view. (id:6769)

Bedroom 4 2.82 m X 4.73 m

Recreation room 4.08 m X 7.14 m

Utility room 6.64 m X 4.21 m

Living room 3.65 m X 4.72 m

Dining room 3.33 m X 3.02 m

Kitchen 3.33 m X 4.85 m

Den 3.53 m X 2.34 m

Primary Bedroom 3.7 m X 4.71 m

Bedroom 2 3.62 m X 3.69 m

Bedroom 3 2.74 m X 3.35 m

Bonus Room 4.24 m X 3.78 m

Listing Presented By:



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Royal LePage Noralta Real Estate



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