



## Edmonton Alberta

\$1,575,000

Offering over 6,000 sq. ft. of luxurious living space just steps from the River Valley, this former show home impresses with rich millwork, a grand split staircase, and elegant living spaces. The chef's kitchen features a Dacor gas range, sunny dining nook, and opens to the dramatic two-storey great room with a gas fireplace and garden views. Upstairs, the primary suite offers a fireplace and a beautifully renovated ensuite with heated floors. Three additional bedrooms, two full baths, and a bright bonus room with a balcony and separate staircase entrance provide incredible flexibility. The fully finished basement includes heated floors, two more bedrooms, a full bath, and a theatre room with bar. Triple attached garage has heated floors. Recent UPGRADES: 2 furnaces (2026), refrigerator (2024), garage doors (2023), washer/dryer (2023). \*Full feature list available. (id:6769)

Bedroom 6 4.46 m X 4.31 m

Additional bedroom 5.21 m X 4.32 m

Living room 4.91 m X 4.53 m

Dining room 4.85 m X 4.55 m

Kitchen 5.77 m X 4.9 m

Family room Measurements not available x 5.5 m

Bedroom 5 Measurements not available

Primary Bedroom 5.59 m X 5.4 m

Bedroom 2 4.88 m X 3.79 m

Bedroom 3 3.85 m X 4.21 m

Bedroom 4 3.7 m X 3.6 m

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

**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.