



## Edmonton Alberta

\$1,950,000

Exceptional Windsor Park home just minutes from the University of Alberta and river valley trails. This upgraded 5 bedroom, 4 bath residence offers premium finishes, energy efficiency and rare flex spaces. Steam shower in 4 pce. bathrm. Main floor features new engineered hardwood, Vermont Castings wood-burning fireplace and heated tile floors at front and rear entries. Chef's kitchen with Wolf gas range + griddle, Fabre hood fan, Sub-Zero fridge and wine fridge, Miele dishwasher and walk-in pantry. Energy upgrades include 10 kW solar panels, dual furnaces, dual A/C and a durable 10 mm metal clad roof with European Lindab eaves. Fully landscaped yard with underground irrigation, cedar strip hot tub, new fencing and dual RV parking. Heated triple detached garage with vaulted loft, 3 overhead doors and 220V EV charger. Separate heated detached studio with French doors ideal for office, gym or art space. Prime location close to the University of Alberta, parks, schools and amenities. Exceptional home. (id:6769)

Other 6.5 m X 3.47 m

Recreation room 7.16 m X 7 m

Laundry room 2.48 m X 2.14 m

Living room 5.54 m X 4.7 m

Dining room 3.78 m X 2.8 m

Kitchen 5.38 m X 3.73 m

Bedroom 4 5.07 m X 3.68 m

Bedroom 5 3.89 m X 3.72 m

Mud room 3.3 m X 2.6 m

Family room 5.67 m X 5.5 m

Primary Bedroom 5.29 m X 3.59 m

Bedroom 2 4.06 m X 3.75 m

Bedroom 3 3.75 m X 3.41 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

<http://larrywilles.com/>

**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.