



Edmonton Alberta

\$1,400,000

A one-of-a-kind modern sanctuary backing onto Mill Creek Ravine. Designed by Gravity Architecture & built by EFFECT homes, this architectural gem blends contemporary minimalism with warm mid-century character. Floor-to-ceiling windows frame treetop views and fill the home with natural light, while vaulted ceilings, hardwood, reclaimed wood accents and a fireplace define the main level. The open-concept kitchen offers an island, stainless steel appliances, floating shelves and a custom dining bench beneath corner windows. A whimsical indoor slide adds unforgettable personality. Upstairs features 3 bedrooms, including a spacious primary with 4-piece ensuite, plus another full bath and laundry with new washer/dryer. The finished 968 sqft lower level includes a rec room, 4th bedroom and full bath. Enjoy a 470+ sq ft attached garage, private deck, low-maintenance yard, new Daikin HVAC with A/C and HEPA filtration, and direct ravine access, minutes from Whyte Ave, Campus Saint-Jean, U of A and the hospital. (id:6769)

Family room 7 m X 4.1 m

Recreation room 6.31 m X 7.05 m

Utility room 2.12 m X 2.55 m

Living room 6.97 m X 4.39 m

Dining room 3.3 m X 2.89 m

Kitchen 2.48 m X 4.38 m

Office 2.31 m X 3.76 m

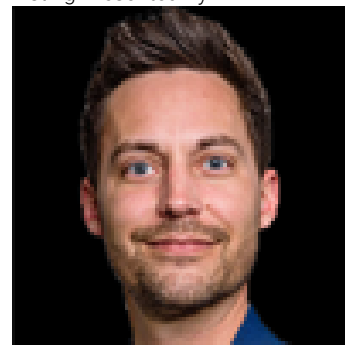
Mud room 2.34 m X 2.57 m

Primary Bedroom 4.45 m X 5.04 m

Bedroom 2 3.08 m X 5.27 m

Bedroom 3 3.09 m X 5.25 m

Listing Presented By:



Originally Listed by:
REMAX River City

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