



## Edmonton Alberta

\$550,000

OVER 2,650 SQ FT IN SOUGHT-AFTER SKYRATTLER, CLOSE TO SCHOOLS, BLACKMUD CREEK RAVINE, PARKS, SHOPPING, THE LRT, AND EVERYDAY AMENITIES! This custom-built 2-storey home offers timeless character, exceptional space, and endless potential in one of southwest Edmonton's most established communities. A grand foyer with soaring ceilings and detailed millwork welcomes you inside. The main floor features a spacious living room with fireplace, formal dining room, bright kitchen with breakfast nook, main floor laundry, and a separate family room with a second fireplace, providing multiple spaces for gathering and entertaining. Upstairs you'll find 4 generously sized bedrooms including a large primary retreat with walk-in closet, ensuite, and access to a unique upper balcony. The double attached garage offers plenty of room for vehicles and storage. Surrounded by mature trees, this well-cared-for home presents a rare opportunity to personalize a substantial property in a premier southwest Edmonton location. (id:6769)

Living room 5.79 m X 4.56 m  
Dining room 3.33 m X 4.13 m  
Kitchen 3.68 m X 2.95 m  
Family room 4.49 m X 4.43 m  
Breakfast 3.68 m X 2.87 m  
Laundry room 1.67 m X 2.6 m

Primary Bedroom 5.54 m X 4.62 m  
Bedroom 2 3.11 m X 4.79 m  
Bedroom 3 3.72 m X 3.85 m  
Bedroom 4 4.82 m X 3.86 m  
Bonus Room 2.86 m X 5.39 m

Listing Presented By:



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Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



Royal

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