



## Edmonton Alberta

\$958,800

This one checks off all the boxes! Great neighborhood & quiet street just a short walk to schools, shopping, park/pond & Ravine trails. Great 4 bedrm family home w/soaring ceilings, loads of natural lighting & a F/Fin bsmt! BONUS TRIPLE garage. Almost 4300 sf (ttl) Ace Lange home has been meticulously maintained by the original owners. Your guests will be greeted by a breathtaking vaulted foyer & dramatic curved stairwell. Formal living/dining rm w/trayed ceilings, main flr den & laundry rm. Dream kitchen w/ample cabinetry, W/I pantry & a huge island- the heart of all of your gatherings. Sun filled vaulted Great Rm w/floor to ceiling windows. The nook steps out onto a large manicured sunny yard w/a deck perfect for outdoor entertaining + a firepit. Gazebo for days when it's too sunny or raining. Upper level features generous sized bedrms incl a huge primary bedrm w/sitting area & a spa like ensuite with a W/I tiled shower w/steam. Bsmt is F/Fin w/bar area, 2 more bedrms & 4th bathrm. Garage w/drains & H/C (id:6769)

Recreation room 10.7 m X 4.27 m

Office 1.86 m X 1.77 m

Bedroom 5 3.75 m X 3.2 m

Bedroom 6 3.6 m X 3.23 m

Living room 5.18 m X 4.39 m

Dining room 3.96 m X 3.47 m

Kitchen 5.36 m X 4.45 m

Family room 4.6 m X 3.35 m

Den 3.81 m X 2.74 m

Breakfast 3.02 m X 2.59 m

Laundry room 2.74 m X 2.59 m

Primary Bedroom 5.94 m X 4.05 m

Bedroom 2 3.6 m X 3.23 m

Bedroom 3 3.44 m X 3.26 m

Bedroom 4 4.21 m X 2.87 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



Royal

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