



## Edmonton Alberta

\$1,288,000

Spectacular lot backing to a gorgeous RAVINE. One of a kind GEM. 3161 sf plus a F/Fin forced walk out bsmt. Totally renovated! Exceptional finishings makes this better than NEW & at a much more affordable cost. Former Westhill show home custom designed by Rick Arndt Architects. Stunning curb appeal with the new stucco facade, windows & eaves. Bungalow w/upper loft has a 3 pc bath & a private deck w/City views. Soaring ceilings in the formal living rm adjacent to the dining rm. Modern light fixtures makes a special design statement. Chef's kitchen w/sleek modern cabinets, granite/quartz, 24 tile & upgr appliances. Primary retreat has a spa like ensuite w/steamer. Lots of hardwood. Additional bedrms have a Jack & Jill bathrm. Main floor den & laundry rm. Walkout has in floor heating, 2 furnaces, AC & 9' ceilings. Additonal Rec rm, games area, full bath & bedrm. Private 12,000 sf pie lot perfect for outdoor entertaining. Oversized triple tandem 23 W X 25/35. Newer upgr shingles & aggregatre driveway. A 10! (id:6769)

Bedroom 4 2.91 m X 4.35 m

Recreation room 8.42 m X 3.8 m

Living room 4.26 m X 6.6 m

Dining room 3.4 m X 4.15 m

Kitchen 3.67 m X 3.83 m

Family room 4 m X 5.26 m

Primary Bedroom 4.91 m X 3.41 m

Bedroom 2 3.53 m X 3.57 m

Bedroom 3 3.64 m X 3.65 m

Laundry room 3.96 m X 2.38 m

Office 3.34 m X 2.72 m

Loft 5.39 m X 5.09 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.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.