



## Edmonton Alberta

\$938,000

Tucked into a quiet cul-de-sac, this impressive 2-storey offers over 3,000 sq ft above grade, fully finished basement and PRIVATE SPACIOUS SUNNY WEST YARD. FANTASTIC FAMILY FLOORPLAN - The main floor features a grand curved staircase, spacious living and family rooms, main floor office, laundry, and a bright kitchen with breakfast nook overlooking the yard. Upstairs offers a large primary retreat with spa-inspired ensuite and walk-in closet, plus generous secondary bedrooms and full bath. The finished basement adds more bedrooms, recreation space, storage and a home gym. Many upgrades throughout: 2 Furnaces (2023) AC (2023) Windows (2020-2021) Rubber Roof (2017) Enjoy the OVERSIZED (25'3x23'8) double attached heated garage (with drain) and the unbeatable Riverbend location close to top schools, ravine trails, shopping, transit and quick access to Whitemud & Anthony Henday. A rare opportunity in one of Edmonton's most desirable family communities! (id:6769)

Bedroom 5 4.18 m X 2.84 m

Bedroom 6 3.11 m X 4.24 m

Recreation room 8.91 m X 9.76 m

Living room 7.5 m X 4.44 m

Dining room 3.75 m X 3.72 m

Kitchen 4.74 m X 5.42 m

Family room 5.12 m X 5.33 m

Office 2.7 m X 4.69 m

Laundry room 3.95 m X 3.01 m

Primary Bedroom 7.72 m X 4.1 m

Bedroom 2 4.46 m X 4.4 m

Bedroom 3 4.54 m X 4.41 m

Bedroom 4 3.37 m X 3.31 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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