



## Edmonton Alberta

\$2,399,000

You won't believe you are in EDMONTON when you enter this AMAZING 2.03 ACRE parcel surrounded by WEDGEWOOD CREEK RAVINE. 1972 BUILT, IT HAS HAD SUBSTANCIAL RENO'S in the past 10 years including VINYL WINDOWS, DOORS, FLOORS, ROOF, FIXTURES & FINISHING! This 2278 SQ FT bungalow provides VIEWS IN EVERY DIRECTION to be enjoyed year round. Unwind in the IMPRESSIVE SUNROOM with BUILT IN BBQ that provides even more space from which to savor the views. HI EFFICIENCY fireplace in the great room, rich engineered HARDWOOD flooring throughout, GRANITE, stainless appliances with a gas range, a lovely DEN & a spacious primary suite with a fireplace in the sitting area, freestanding TUB & CUSTOM SHOWER, double sinks & handy laundry! The basement offers 2 ADDITIONAL BEDROOMS, a full bath & a FAMILYROOM with a FIREPLACE & WALKOUT. GATED with a WINDING DRIVE & FULLY FENCED in BLACK CHAIN LINK, there is open PASTURE & a small BARN for STORAGE or HORSES. EDMONTON is a DYNAMIC COMMUNITY & the POSSIBILITIES HERE ARE ENDLESS! (id:6769)

Bedroom 2 5.49 m X 3.81 m

Bedroom 3 6.4 m X 3.72 m

Recreation room 5.72 m X 5.48 m

Living room 6.72 m X 5.41 m

Dining room 4.11 m X 8.38 m

Kitchen 3.86 m X 5.8 m

Den 2.93 m X 4.17 m

Primary Bedroom 6.4 m X 7.56 m

Sunroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.horsepowerranch.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.