



## Edmonton Alberta

\$1,098,000

Ravine-fronting on sought after Wakina Drive! This home truly has it all. A massive corner lot w/ south facing yard offers mature perennials, red balau h/w deck & lower patio area to enjoy quiet evenings. Inside find a stunning layout/design w/ sweeping vaulted ceilings & an abundance of natural light. Entertain in style in the dramatic living/dining rm, or enjoy quiet evenings in cozy family rm w/ built-in shelving & feature fireplace. The kitchen is both functional & sleek w/ granite waterfall counters & a high-end Miele/Wolf appliance package. Fantastic layout w/ den, 4 generous sized bdrms upstairs & 2nd flr laundry/sink. The primary bdrm is a retreat w/ skylights, massive closet & spa-like ensuite. Basement fully finished w/ rec rm, craft/art studio & media rm. Upgrades include: rubber shingles, AC x2, water softener, irrigation, California closets throughout, Miele washer/dryer (w/heat pump), 2x H2O tanks (2023), updated furnaces, central vac, security system, garage heater/storage cabinets & more. (id:6769)

Recreation room 4.69 m X 4.47 m

Media 4.66 m X 4.58 m

Living room 4.31 m X 5.79 m

Dining room 3.71 m X 3.38 m

Kitchen 4.79 m X 5.17 m

Family room 5.3 m X 4.72 m

Den 3.82 m X 4 m

Mud room Measurements not available

Primary Bedroom 5.15 m X 4.88 m

Bedroom 2 3.87 m X 3.13 m

Bedroom 3 3.93 m X 3.54 m

Bedroom 4 3.93 m X 4.33 m

Listing Presented By:



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Royal

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