



## Edmonton Alberta

\$1,700,000

Welcome to this exquisite 2 1/2-storey 3800 Sqft walkout home in Magrath Heights. Imagine looking out off your balcony and seeing ravine and the city down town skyline PRICELESS ! The spacious layout includes total 5 bedrooms and a main floor den. The huge island kitchen boasts granite countertops, gas stove, double oven with warming drawer. Great room, which boasts huge windows and a stunning gas fireplace. Upstairs, the spacious primary bedroom offers, walk-in closet, and 4pc ensuite. Two additional spacious bedrooms and 3pc bathrooms complement the massive bonus room with 10 ft ceilings, perfect for various uses. Fully developed basement has a media room, wetbar, cork floor gym. Beautifully landscaped with rock waterfall and backs onto ravine walkway. Enjoy nearby amenities like ravines, trails, schools, and shopping, one of the highest set home in the area looking over a lovely Veiw. Infloor heat too many feathers to list. Million dollar Veiw ! (id:6769)

Family room 6.19 m X 4.58 m  
 Bedroom 4 3.08 m X 4.15 m  
 Bedroom 5 3.06 m X 4.1 m  
 Media 6.5 m X 4.32 m  
 Office 3.33 m X 4.31 m  
 Living room 4.66 m X 4.66 m  
 Dining room 2.35 m X 4.14 m  
 Kitchen 4.31 m X 4.3 m

Den 4.86 m X 3.34 m  
 Laundry room 4.25 m X 4.24 m  
 Bedroom 6 5.54 m X 4.49 m  
 Primary Bedroom 5.47 m X 4.22 m  
 Bedroom 2 3.95 m X 3.92 m  
 Bedroom 3 4.25 m X 3.93 m  
 Bonus Room 6.64 m X 4.53 m  
 Loft 9.61 m X 4.61 m

Listing Presented By:



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