



## Edmonton Alberta

\$1,375,000

Welcome to VALLEYVIEW! Turnkey mid-century hillside bungalow offering over 4,200 Sq.Ft. of professionally renovated living space on a massive 1,300SQM PIE SHAPED LOT. Just minutes from downtown and the University, this home is flooded with natural light through its numerous floor-to-ceiling windows and open floor plan. The elegant living and dining areas overlook the River Valley, while the dream kitchen features professional-grade appliances, a 10 island with seating for six, and a cozy family room with a gas fireplace. The master suite boasts a 5-piece ensuite, a 20' walk-in closet, and patio access. A second bedroom or home office completes the main floor. The lower level includes a rec room, three bedrooms with floor-to-ceiling windows, a fourth bedroom with an ensuite, and a laundry room. With 3 new H.E. furnaces installed in 2022 and a heated 4-car garage engineered for potential expansion, this one-of-a-kind property must be seen to be fully appreciated! (id:6769)

Bedroom 3 4.42 m X 4.28 m

Bedroom 4 3.88 m X 3.02 m

Bedroom 6 4.11 m X 2.87 m

Laundry room 4.75 m X 3.47 m

Mud room 4.38 m X 3.45 m

Recreation room 4.44 m X 5.01 m

Storage 2.5 m X 1.36 m

Living room 4.78 m X 5.13 m

Dining room 5.19 m X 3.97 m

Kitchen 4.15 m X 6.04 m

Family room 4.83 m X 4.75 m

Primary Bedroom 5.7 m X 3.57 m

Bedroom 2 3.95 m X 2.75 m

Bedroom 5 4.1 m X 2.69 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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