



## Edmonton Alberta

\$1,948,800

Majestically Captivating w/ Incredible River Views! Idyllically located in Quesnell Heights, this 4BR/3.5BA home seamlessly blends storybook charm w/ elevated style. This property features stunning landscaping, gorgeous exterior stonework, two-story foyer ceilings, an elegant living room, a well-appointed formal dining room, an expansive family room w/ a wood burning fireplace & massive, automated saltwater fish tank, & a gorgeous kitchen w/ center island, Bosch appliances, gas range, & breakfast nook. Step outside to find glorious river views from the private deck, a large patio, & plenty of room for entertaining. The finished basement delights w/ two rec rooms, full bath, bdrm, & a fireplace. Situated on the upper-level, the oversized primary bedroom, also overlooking the river, includes a romantic fireplace, walk-in closet, & a 5-piece ensuite. Two additional bdrms, a dedicated office & 2nd floor laundry complete this level. New mechanical: 2 furnaces, 2 A/C units, h2o tank, HEPA air filtration system (id:6769)

Bedroom 4 3.64 m X 3.44 m

Recreation room 8.99 m X 3.54 m

Recreation room 5.33 m X 3.66 m

Utility room 6.77 m X 3.97 m

Storage 3.5 m X 1.64 m

Living room 5.49 m X 3.7 m

Dining room 4.66 m X 3.29 m

Kitchen 4.87 m X 2.21 m

Family room 7.37 m X 5.11 m

Breakfast 6.23 m X 2.67 m

Primary Bedroom 7.21 m X 4.21 m

Bedroom 2 4.32 m X 3.89 m

Bedroom 3 4.32 m X 3.13 m

Office 5.14 m X 4.81 m

Listing Presented By:



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