



## Edmonton Alberta

\$1,200,000

Amazing RAVINE BACKING LOT nearly 1/3 ACRE IN SIZE (lot size measure over 14,600SF) & offering an OPPORTUNITY to BUILD the HOME OF YOUR DREAMS (or renovate) in one of Edmonton's PREMIER LOCATIONS on VALLEYVIEW DRIVE. Enjoy gorgeous VIEWS of MACKENZIE RAVINE from the backyard. In addition to a ravine backing lot, the property ALSO FRONTS a GREEN BELT and is tucked onto a quiet keyhole. Enjoy downtown views from the upstairs loft (think future rooftop patio)! A meticulously cared for home in a PRIME LOCATION! Kitchen has been well-maintained with Miele & Subzero appliances (reuse or sell). Currently 4 bedrooms and 2.5 bathrooms. Main level complete with spacious living room, dining area and kitchen nook opening to side yard with underground pool. Addtl features include 2 gas fireplaces and an oversized, heated double attached garage. Upgrades include: electrical updated 2022. Both furnaces were replaced in 2006, hot water tank 2017 & shingles replaced. 28m x 63m lot (92' x 207'). (id:6769)

Workshop 2.9 m X 5.17 m  
 Laundry room 2.5 m X 2.7 m  
 Living room 8.31 m X 5.29 m  
 Dining room 3.87 m X 2.92 m  
 Kitchen 2.66 m X 4.49 m  
 Primary Bedroom 6.27 m X 3.9 m

Bedroom 2 3.29 m X 3.24 m  
 Bedroom 3 3.63 m X 3.52 m  
 Bedroom 4 2.6 m X 2.24 m  
 Breakfast 3.52 m X 3.73 m  
 Bonus Room 8.31 m X 6.31 m

Listing Presented By:



Originally Listed by:  
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CREA

DDF

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