



## Edmonton Alberta

\$878,800

LOCATION. LOCATION. LOCATION. You can't beat the cul de sac location of this stunning custom built 2 sty home, just steps to Public & Catholic schools, parks, ponds & shopping/restaurants. Impeccably maintained & featuring craftsmanship rarely found these days w/beautiful crown moldings, square pillars, coffer ceilings & a breath taking curved open tread stairwell. Exotic hardwood is found throughout the main level. Dream kitchen w/lots of custom cabinetry, granite counters incl a massive island & a walk thru pantry. Grande GR w/a custom FP mantle. Lots of natural light, formal dining rm, main level den & laundry. Over 3600 sf of ttl living space incl a F/Fin bsmt w/FR, games area, 4 pc & 2 bedrms + in floor heating. Upstairs are 3 spacious bedrms incl the primary suite which offers space for a sitting area, a huge W/I closet & a luxurious ensuite. Upgrades incl A/C, custom shades, O/S heated garage 23'x23.5', U/G sprinklers & upgraded flooring. Minutes to the Rec Centre, SW Farmers market & transit (id:6769)

Family room 3.79 m X 5.59 m

Bedroom 4 2.72 m X 3.27 m

Recreation room 5.15 m X 4.08 m

Living room 3.9 m X 4.37 m

Dining room 4.33 m X 3.7 m

Kitchen 3.5 m X 5.25 m

Den 2.74 m X 3.79 m

Laundry room 2.48 m X 2.36 m

Breakfast 3.37 m X 3.07 m

Primary Bedroom 5.3 m X 5 m

Bedroom 2 3.39 m X 2.96 m

Bedroom 3 3.65 m X 3.1 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**Royal**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

tyson@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.