



## Edmonton Alberta

\$799,800

BEST BUY IN TERWILLEGAR GARDENS! Beautiful 4 bdrm + den 2 sty nestled on a huge 11,540 sf PARK like lot in a quiet keyhole, just steps to 2 schools. Exceptional family home w/over 3500 sf of luxury living space incl the finished bsmt. Soaring ceilings & windows in the sun filled living rm & foyer w/curved stairwell. New kitchen 2023 features ceiling height cabinets, quartz counters, S/S appliances, an island & pantry. Family rm w/feature gas FP, breakfast nook, formal dining rm & main floor laundry rm. Upstairs you'll find a luxurious primary suite w/a spa-like 5 pc ensuite, a versatile bonus rm + 2 big bedrms. Repainted home/railing, custom window coverings in 2023, sleek modern black LED lighting & ceiling fans. Bsmt has a family rm, rec/exercise area, 4th bdrm, full bath & storage. Enjoy outdoor living in the massive sunny backyard & stone patio--perfect for outdoor entertaining! 23x20 garage. Located near park/pond, rec center, shopping, eateries & transit. Easy access to the University/Downtown (id:6769)

Family room 3.6 m X 3.35 m

Bedroom 4 3.05 m X 2.53 m

Recreation room 7.38 m X 3.6 m

Storage 3.87 m X 2.47 m

Living room 3.5 m X 3.02 m

Dining room 3.75 m X 3.02 m

Kitchen 3.69 m X 3.19 m

Den 3.38 m X 2.78 m

Breakfast 4.36 m X 3.17 m

Laundry room 2.59 m X 2.27 m

Great room 4.82 m X 4.33 m

Primary Bedroom 4.72 m X 4.39 m

Bedroom 2 3.78 m X 3.02 m

Bedroom 3 3.78 m X 3.47 m

Bonus Room 5.64 m X 2.96 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.