

## \$1,100,000 - N/A, Edmonton

MLS® #E4463399

**\$1,100,000**

3 Bedroom, 3.50 Bathroom, 2,186 sqft

Single Family on 0.00 Acres

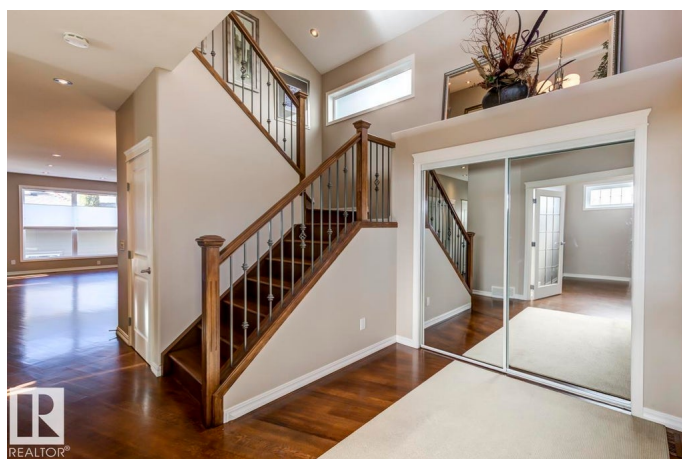
Highlands (Edmonton), Edmonton, AB

ONE OF A KIND CUSTOM-BUILT GEM IN HIGHLANDS! This exceptional fully finished 2-storey blends timeless elegance with modern comfort. The main floor showcases 9ft ceilings, hardwood flooring, a private office, and a chef's kitchen with walk-through pantry, granite countertops, stainless appliances, gas stove, and a large island—ideal for daily living and entertaining. The open-concept layout flows into a welcoming living area with a cozy gas fireplace. Upstairs offers a vaulted bonus room, an expansive primary suite with spa-inspired 5pc ensuite and walk-in closet, a second spacious bedroom, full bath, and convenient upper laundry. The finished basement includes a wet bar, large rec room, full bath, bedroom, and ample storage. Enjoy the west-facing composite deck for evening sun, or unwind in the aggregate patio lounge area beneath the comfort of a gazebo. Additional highlights: A/C, water softener, oversized heated garage, ICF foundation, cement fiber siding, and multi-zone sound system.

Built in 2010

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4463399    |
| Price  | \$1,100,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,186                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | N/A                  |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 3B7              |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Over Sized                                                                    |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Tile Surround                                                                                          |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|          |                   |
|----------|-------------------|
| Exterior | Wood, See Remarks |
|----------|-------------------|

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, See Remarks                                                                                  |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 09            |

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Listing information last updated on October 25th, 2025 at 8:02pm MDT