

Courtesy Of Kerri-lyn Holland Of RE/MAX River City

# **\$1,750,000 - 13804 91 Avenue Nw, Edmonton**

MLS® #E4246773

**\$1,750,000**

5 Bedroom, 5.00 Bathroom, 3,700 sqft  
Single Family on 0.23 Acres

Parkview, Edmonton, AB

Modern elegance combined with New York loft style, just steps away from Valleyview Drive. This stunning 2 storey home has over 3700sqft of well-designed living space plus a finished basement—totaling over 5829sqft of luxury living: 4 +1 bedrooms, 4.5 baths, yoga room, superior kitchen, bonus room, theater room & NEW triple detached garage all located on a 10,029sqft beautifully landscaped lot! Entering the home you will love the 20ft ceilings—allowing for natural light to flow throughout. The living room features a double sided floor to ceiling fireplace! Continue on into the well-designed kitchen with double-island, exposed brick, high end appliances & open dining room. The style continues on the 2nd level with a yoga studio (glass wall & opens to the upper deck). The master bedroom is a spacious retreat & has a spa-like ensuite! Downstairs, the family room features a gas fireplace, bar area & more! From beautiful views to reclaimed wood features—this bright & airy Alair Homes built home is an architectural beauty!

Built in 2013

## **Essential Information**

MLS® #	E4246773
Price	\$1,750,000



Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,700
Acres	0.23
Year Built	2013
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

### Community Information

Address	13804 91 Avenue Nw
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4X9

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Exterior Walls- 2x6', No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wet Bar, Infill Property
Parking Spaces	5
Parking	Over Sized, See Remarks, Triple Garage Detached
# of Garages	3

### Interior

Interior	Carpet, Hardwood, Slate
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2
Fireplace	Yes
Fireplaces	Gas, Double Sided
# of Stories	3
Has Basement	Yes
Basement	Full, Fully Finished

## Exterior

Exterior	Stone, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Ravine View, River Valley View, River View, Schools, Treed Lot, View City, View Downtown, Fruit Trees/Shrubs
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## School Information

Elementary	Parkview School
Middle	Parkview School
High	Ross Sheppard School

## Additional Information

Date Listed	May 30th, 2021
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Listing information last updated on July 25th, 2021 at 10:31pm CDT