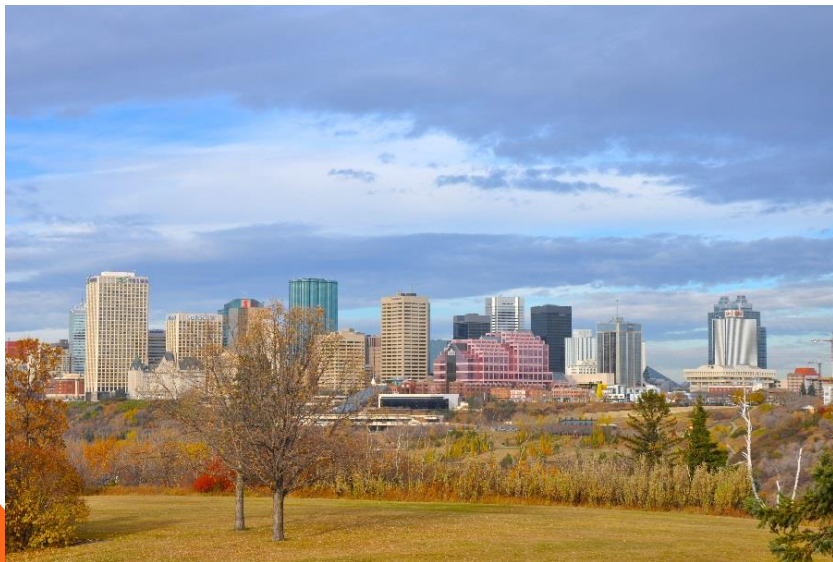


8776 Strathearn Drive: Enjoy the BEST view in the City!

Call: 780-907-1262



Call: Lorraine
780-907-1262
lorraine@ledr.ca

- Custom designed 2+ Story home totaling over 5000sf finished space including fully developed basement and beautiful roof top patio with fireplace.
- Located on Prestigious Strathearn Drive; Edmonton's premier river & city view location. Excellent school district, walk to restaurants, Whyte avenue, river valley parks and the Folk Festival!
- Beautiful River and City views south, west and north.
- 3 bedrooms up; open sitting/ area; 2 bds down; 6 bathrooms; tile floors and custom glass shower doors, Open concept; media/entertain in basement
- Large main floor office - adjacent patio with park/city views
- Beautiful open kitchen/ great room- 20' ceilings, 15' island, stone feature columns; granite countertops; custom cabinets; 2nd floor open to Great room.
- Hand scraped solid hardwood floors, porcelain tiles in bathrooms, laundry, mud room and large walk through pantry.
- Miele appliance pkg; dble ovens, b/l micro; Miele fridge w/dispensers, 6 burner 48" gas stove, 3 wine fridges, panel front appliances.
- 10' ceilings on main floor; great room
- has 20' ceilings; 9'6" ceilings in basement
- Full Home warranty; Plus 1 year warranty to replace or/repair all equipment /deficiencies in the home
- Custom kitchen and bathroom cabinets by Towne and Countree c/w granite countertops through-out.
- Roof top patio c/w fireplace, washroom; bar fridge/cabinets; prepped for hot tub – listen to folk fest from your rooftop!
- Extra large windows in basement with concrete window wells.
- Oversize three car attached garage.
- Open 3 story stair-case with expansive views of downtown Edmonton
- Closet organizers in all bedrooms, pantry and oversized mudroom with custom built in cabinets
- Bryant high efficiency forced air furnaces, air conditioning; built in vacuum system and rough-in security system installed
- Possession Early 2017.

Price: \$2,595,000.00