



GRASSROOTS
REALTY GROUP

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20320 29 Avenue NW
Edmonton, Alberta

MLS # A2298431



\$1,288,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,720 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	1
Garage:	Garage Faces Front, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, No Back L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: None

This elegant custom built home blends timeless architecture with refined, minimalist design. Perfectly positioned along an extensive walking trail & forested green space offers both privacy & a serene natural backdrop. All details curated for comfort & family living. Stunning, spacious kitchen showcases a luxury leather-touch Cambria Quartz Island, gas range & hidden butler's pantry with direct access to the garage. The open-concept main floor is graced by an open stairwell leading to the upper loft, creating a sense of light & architectural interest. Upgrades include Hardwood Flooring, Oversized Windows, Custom floor-to-ceiling Drapes, main-floor office & large upper laundry room. With 4 bdrms, 3.5 baths, A/C & Triple garage. This Home is perfect for all family sizes. The Fully finished basement has a stylish wet bar, recreation room, an extra bedroom & a 3-piece bathroom—perfect for guests & entertaining. Walking distance to park, playground & transit, this home blends luxury, comfort, and convenience. Perfect location to view the Northern Lights!