



**GRASSROOTS**  
REALTY GROUP

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2021 112A Street  
Edmonton, Alberta

MLS # A2313737



**\$857,900**

<b>Division:</b>	Skyrattler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,464 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Back Lane, Pie Shaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** fridge, stove, dishwasher, hood fan, washer, dryer, garage opener & remotes, hot tub

Across from the natural beauty of Skyrattler Park and just steps to the scenic trails of Blackmud Creek Ravine, this fully renovated 2,468 sq ft home blends timeless luxury with warm, designer inspired style. Every inch of this home has been thoughtfully curated with elevated finishes, modern textures, and the kind of effortless elegance that feels straight out of a Pinterest dream board. The main floor is rich in character and light, anchored by stunning white oak engineered hardwood and two beautifully appointed living spaces. The front living room makes an unforgettable first impression with soaring vaulted shiplap ceilings, statement lighting, and a cozy wood burning fireplace that creates the perfect ambiance for entertaining or quiet evenings at home. At the back of the home, a relaxed yet refined dining room features a gas fireplace and patio doors opening onto a composite deck and incredibly private fenced backyard retreat with fire pit and hot tub. The kitchen is truly magazine worthy. Bright, airy, and designed to impress, it features quartz countertops, a massive waterfall island with cabinetry on both sides, artisan tile backsplash, floating shelves, a 48" side by side fridge/freezer, induction range, and a custom feature hood that ties the entire space together beautifully. Designed with both style and function in mind, the mudroom off the garage offers built-in bench seating, storage, a chic powder room, and convenient main floor laundry. Upstairs, the stunning loft adds an additional layer of versatility and charm, the sweetest bedtime story reading room, or cozy book nook space while three spacious bedrooms provide room for the whole family. The primary suite feels like a boutique hotel escape with its beautifully finished 4 piece ensuite and serene atmosphere. The fully finished basement continues the home's elevated aesthetic with custom built-in

cabinetry in the spacious rec room, a fourth bedroom, third full bathroom, and a flexible bonus space perfect for a home gym, office, studio, or private theatre room. The enormous heated garage is a standout feature on its own, complete with water and drain access. An additional fifth bedroom with shower has been added to the rear of the garage, offering incredible flexibility for guests, a home business, creative studio, or future conversion back into a triple tandem garage configuration. This home is a must-see and shows as new.