



20515 5 Avenue SW  
Edmonton, Alberta

MLS # A2322749



**\$889,700**

<b>Division:</b>	Anthony Henday South West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,044 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	1.03 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Close to Clubhouse, Creek/River/Str		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	57
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** bar fridge.

Nestled on an extraordinary 1.03 acre treed estate lot backing directly onto Guthrie Ravine, this rare Edmonton property offers a lifestyle seldom found within city limits. Surrounded by mature trees and nature, yet only minutes from premier amenities, this is private country living with the convenience of the city at your doorstep.

Offering over 3,000 sq ft of developed living space, this architecturally distinctive residence is filled with character, warmth, and natural light. Dramatic vaulted ceilings, expansive windows, and rich wood accents create an inviting atmosphere that seamlessly blends with the surrounding landscape. Multiple living and entertaining spaces provide flexibility for families, professionals, and those who love to host. The spacious main living area is anchored by a stunning wood-burning fireplace and framed by views of the ravine and towering trees beyond. A bright sunroom provides the perfect retreat to enjoy morning coffee, evening wine, or peaceful views throughout every season. The home features three wood-burning fireplaces, adding warmth and ambiance throughout. The upper-level primary retreat offers exceptional privacy and includes a charming Sitting balcony overlooking the natural surroundings. Two additional bedrooms, generous family rooms, and multiple gathering spaces provide room for family and guests alike. Step outside and discover your own private sanctuary. The expansive backyard offers endless opportunities for outdoor entertaining, gardening, recreation, or simply enjoying the tranquility of nature. The mature landscaping and ravine setting create a level of privacy rarely available within Edmonton.

For golf enthusiasts, the location is second to none. Situated within minutes of both the world-renowned Blackhawk Golf Club and the Petroleum Golf & Country Club, and within approximately 20 minutes of more than 20 golf courses, this property offers unparalleled access to some of Alberta's finest golf destinations. Located at the end of prestigious 199 Street and just minutes from Edgemont, Stillwater, shopping, dining, schools, and major commuter routes, (216) this exceptional property offers the perfect balance of luxury, privacy, recreation, and convenience. A truly rare opportunity to own one of Edmonton's most unique estate properties.