

Courtesy Of Billy Redpath Of RE/MAX Real Estate

# \$1,490,000 - 7706 Jasper Avenue, Edmonton

MLS® #E4411998

**\$1,490,000**

5 Bedroom, 4.00 Bathroom, 3,486 sqft  
Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Stunning river view infill surrounded by green space. No expense was spared in the design and construction of this custom home built in 2019. 10' ceilings and independent climate control for each level including air conditioning. Wheelchair accessible elevator encircled by beautiful spiral staircase is a focal point joining all three levels. The main floor is home to a massive kitchen fully equipped with KitchenAid appliances, dining area, living room and bedroom/office space. The second floor hosts a private balcony overlooking the river, two bedrooms, wine bar and elegant living space. The primary bedroom has a spa-like ensuite and two walk-in closets befitting a boutique. The second bedroom has its own private ensuite. The basement is a second home for your guests or intergenerational family living. It has a separate entrance, heated floors, full kitchen, laundry, theatre room, 2 bedrooms and full bath. No better parking in downtown with a 3-car garage with in-floor heat, EV charging, and gated access.

Built in 2019

## Essential Information

MLS® #	E4411998
Price	\$1,490,000
Bedrooms	5



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,486
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7706 Jasper Avenue
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3R8

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Guest Suite, Hot Water Tankless, No Animal Home, No Smoking Home, Secured Parking, Walk-up Basement, Infill Property
Parking Spaces	9
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Stove-Electric, Vacuum Systems, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, River Valley View, River View, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

## Additional Information

Date Listed	October 29th, 2024
Days on Market	164
Zoning	Zone 09

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