

# VIRGINIA PARK 110 EAST



TUSHAR BHUTANI REALTOR®  
PHONE: 780.707.6221  
TUSHAR@TUSHARBHUTANI.CA

**RE/MAX**  
**EXCELLENCE**

RIVER VALLEY FRONTAGE DEVELOPMENT  
STANDARD SIZED LOT - FULL WIDTH  
LARGE, OPEN FLOOR PLANS W/9' CEILINGS  
CUSTOM DESIGN & FINISHES  
3RD FLOOR LOFT & ROOF-TOP DECK  
SMART POWERED HOUSE  
WIRELESS & REMOTE ACCESS LED LIGHTING



## DETAILS

LIST PRICE: \$988,000  
3 BEDROOMS + FULLY  
FINISHED BASEMENT  
WITH BEDROOM &  
4-PIECE BATH

## ADDRESS

7574A - 110 AVE  
EDMONTON, AB



# VIRGINIA PARK 110 EAST

## INTERIOR

- Engineered structural tall wall framing at 8" centers
- 9' ceilings: main floor and basement
- Contemporary main floor design w/front entrance, rear mudroom and fireplace
- Ample storage in key locations; front foyer, rear foyer and living room
- Bespoke interior design, finishes, window and baseboard trim
- Large kitchen island w/additional food prep sink
- High-grade ss Bosch appliances, gas cooktop and separate wall oven
- Eye-catching main floor landing and stairs w/feature glass railing
- Bonus main floor flex room (office or playroom) w/full glass wall and sliding door
- Big south facing master bedroom w/large windows, ensuite bathroom and in-floor heating, free standing tub w/tile surround, double sinks
- Second floor two bedrooms w/full bath and laundry
- Basement w/engineered structural insulated flooring system
- Third floor loft w/wet bar
- Roof-top deck with a torched on sealant & cedar flooring w/glass railing
- Fully finished family basement with bedroom/guestroom and 4-piece bath
- High-grade ceramic and luxury vinyl tile throughout
- High-grade plumbing fixtures
- High-grade energy efficient LED and lighting fixtures
- Quartz countertops throughout
- Energy efficient electrical fireplace
- Modern and upgraded custom cabinets, doors and hardware
- High quality paint and coffered ceiling design w/inset LED pot lights
- Added insulation throughout: walls; triple pane windows w/solar shield and argon, Flush Glaze rear door and Thermatru Fibreglass front doors
- Energy efficient multi-zoned furnace & hot water heater, heat recovery ventilator, AC
- Programmable wireless electrical switching w/many dimmers; remote smartphone access

Above Grade Area (sq. ft):  
2,648 sq. ft; Basement 945 sq. ft  
33 ft wide lot

## EXTERIOR

- Spectacular river valley frontage; new roads & sidewalks
- Southern exposure, unobstructed views and access to Edmonton's famous river valley at Kinard Ravine
- Enlarged window wells
- Oversized front landing and veranda
- Generous sized rear deck, treated wood w/aluminum railing
- Extra-wide concrete walks w/broom-finish
- Front Exterior Insulated Finishing System (EIFS): acrylic surface w/decorative brick & metal panels, additional rigid foam insulation
- Double car garage; insulated and heated
- Full width concrete driveway
- Fully landscaped w/multiple trees and shrubs, approved by City of Edmonton
- Sloped grading and retainer wall for surface water drainage

## ADDITIONAL

- New Home Warranty Program
- Legal costs included w/Purchase Agreement
- Staging furniture negotiable price w/sale

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