

VIRGINIA PARK 110 WEST



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: \$878,000
3 BEDROOMS + FULLY
FINISHED BASEMENT
WITH BEDROOM &
4-PIECE BATH

ADDRESS

7574B - 110 AVE
EDMONTON, AB



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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
- 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):
2,322 sq. ft; Basement 844 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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URBANSKYDEVELOPMENTS.CA