



## Edmonton Alberta

\$619,900

Welcome to the Canyon model by Landmark Homes. This well-appointed 1836sf two-storey home which offers thoughtful upgrades throughout, including a side entry, 9' main floor ceilings, 36 upper cabinetry, quartz countertops, hi-velocity furnace, Navien tankless hot water system, 3-stage medical-grade indoor air purification system, and Low-E argon-filled triple-pane windows. Appliances, full fencing, landscaping, and a detached garage are all included. The open-concept main floor features modern neutral tones, abundant natural light, a spacious great room with fireplace feature, den/flex room, oversized nook, and an L-shaped kitchen with prep island. Upstairs includes a bonus room, 3 bedrooms, 2 full bathrooms, and convenient laundry. Designer touches throughout & immediate possession available. Located in Griesbach, an award winning & truly unique community with over 23% dedicated to parks, lakes, greenspaces/walking trails, recreational fields, community garden and many more lifestyle amenities. (id:6769)

Living room 4.57 m X 4.54 m

Dining room 4.18 m X 2.99 m

Kitchen 4.15 m X 3.41 m

Den 3.05 m X 2.9 m

Primary Bedroom 4.54 m X 3.54 m

Bedroom 2 3.08 m X 3.05 m

Bedroom 3 3.08 m X 3.05 m

Bonus Room 4.02 m X 3.44 m

Laundry room 1.83 m X 1.34 m

Listing Presented By:



Originally Listed by:  
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<http://www.alangee.com/>



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