



9' Main & Lower Level  
Side entrance  
Immediate Possession

## 11 EMERALD Way Spruce Grove AB

\$439,900

The Summer by Sterling Homes offers a main floor with 9 ft ceilings, separate side entrance, a foyer with a large walk-in coat closet, a cozy great room with lots of natural light through the large front window, an open concept sitting room with three 24 x 24 windows and a highly functional kitchen with quartz counter-tops (throughout), spacious corner pantry, 4" quartz backsplash, an island with a flush eating ledge, a Silgrante sink, Moen "Indie" chrome pull down faucet and plenty of cabinets with soft close doors and drawers and appliances! ENERGY REBATE Qualified Home. This home is BUILT GREEN and has been Energy Modeled. Homes purchased with Mortgage Insurance will qualify for Energy Rebates to the Buyer, from the Federal Government. The upper floor has bonus room, a bright primary bedroom with a walk-in closet and a 4-piece ensuite with double sinks and a tub/shower combo, a main 3-piece bath, a laundry room and comfortable second and third bedrooms with plenty of closet space.

Listing Presented By:



Originally Listed by:  
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