



## 1237 16A Avenue Edmonton AB

\$769,900

The Accolade is a 2477 sq. ft. This Evolve model has everything you want and need in a home. Double attached garage with 2 ft added to the width (not shown on floor plan), separate side entrance & 9' ceilings on the main and lower floors & Luxury Vinyl Plank Flooring throughout the main floor. Inviting foyer with large coat closet and from garage door access there is another walk-in closet and a convenient full 3-piece bath. Down the hallway there is bedroom with a walk-in closet and from there it opens up to the open concept Nook, Great Room & Kitchen. There is also a large corner pantry and SLD recessed & pendant lighting. Off the kitchen there is a full spice kitchen. Great room with fireplace and nook have large windows and a garden door to the back yard. A bright primary bedroom offers a walk-in closet and 5-piece ensuite with double sinks, a tub and a walk-in shower w/ glass doors. There is a convenient bonus room, a main 3-piece bath, a laundry area and 3 more bedrooms. Photos may be representative

Listing Presented By:



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