



## 5261 EDGEMONT Boulevard Edmonton AB

\$434,900

Welcome to the just under 1500 sf Aspen by 35 yr builder Excel Homes in sought after Edgemont. The cozy yet open-concept property has everything you need. The 9' main floor with LVP flooring is a great space to entertain, offers a functional kitchen w/quartz layout that opens up into the great room. 1/2 bath on main. Upstairs carpeted, the spacious primary suite is accompanied by an upgraded ensuite shower. Two additional bedrooms separate the laundry and main bathroom. SEPARATE ENTRANCE to the basement will give you the option for a future legal basement suite. The property is Green Built includes HRV, tankless water system, upgraded insulation, eco bee thermostat, Low E windows, solar panel rough-in and much more. Close to all amenities. Great VALUE!

Listing Presented By:



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