



5263 EDMONTON Boulevard Edmonton AB

\$489,900

Welcome to the BRAND NEW Alder in sought after Edgemont built by 35 year builder Excel Homes. With a MODERN exterior this just under 1800 sf home is UNIQUE with over 10 ft ceilings & upon entering & you're greeted with LVP flooring in the living area and open to the kitchen which offers SS appliances, QUARTZ COUNTERTOPS, walk in pantry, adjacent is the nook area for dining and the 1/2 bath completes the main floor. Upstairs is carpeted, bonus room, 2 SPACIOUS bedrooms, laundry room, full main bath, LARGE primary with 4 piece ensuite. SEPARATE ENTRANCE to the basement perfect for LEGAL SUITE. This property is GREEN BUILT with tankless water system, HRV, Ecobee thermostat, upgraded insulation, LOW E windows, low VOC paint, solar panel rough in and much much more! A large area of the basement is at 10 FOOT CEILING! Don't delay, close to all amenities, the Anthony Henday, shopping, schools, transportation!

Listing Presented By:



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