



Main Floor Bedroom  
Enhanced Upgrade Pkg  
Separate Side Entrance

Move-In Ready

## 6251 175 Avenue Edmonton AB

\$639,900

Welcome to The Assurance by Sterling Homes, a gem boasting a double attached garage with 2ft added width and a separate side entrance. Experience luxury with 9' ceilings and Luxury Vinyl Plank Flooring throughout. An inviting foyer leads to a convenient full 3-piece bath, also accessible from the main floor bedroom that connects through French doors to the kitchen. The mudroom, with a separate door to the basement and a large open closet, provides convenient access from the garage and links to the kitchen via a walk-through pantry. The open-concept design merges the Nook, Great Room, and Kitchen seamlessly. The functional kitchen features generous quartz countertops, an island with an eating ledge. 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.

Listing Presented By:



Originally Listed by:  
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