



## 6256 175 Avenue Edmonton AB

\$479,900

Presenting the Spirit by Sterling Homes, located in McConachie, North East Edmonton. Perfect for first-time homeowners and investors, this home offers great space utilization and a rear entrance for a potential legal suite or private basement access. The main floor features 9-ft ceilings, abundant natural light, and Luxury Vinyl Plank flooring throughout. The open-concept design includes a spacious great room and a functional kitchen with quartz countertops, a flush eating ledge island, Silgranit sink, microwave, 36" Thermofoil cabinets, and stylish lighting. A convenient 1/2 bath is located near the stairs. Upstairs, enjoy a bonus room, a bright primary suite with a walk-in closet and 4-piece ensuite, two additional bedrooms, a 3-piece bath, and a laundry closet. The large backyard includes a parking pad for a double-car garage. An appliance package and basement rough-in plumbing complete this wonderful home.

Listing Presented By:



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