



8808 85 Avenue Edmonton AB

\$824,900

Upgraded and future proof ready this home is fully loaded featuring o 2" Exterior insulating foam R9 o Delta waterproofing foundation membrane o Concrete sidewalks to the back o Concrete front decks o Duradeck rear deck o Double garage o Open to yard overhead garage door o Gas line to garage for future heated garage o Gas hook up on rear deck o Fully fenced and gated yard o Fully landscaped. INTERIOR UPGRADES: o 2 X 6 Construction including basement frost walls o Private front foyer o R24 spray foam in the walls o Ceiling spray foamed encapsulating the house o R62 in the ceiling o R33 total on the walls, R24 roxul in basement walls o Energy star builder o 15-20% reduction in CMHC payments o Massive kitchen & pantry o Quartz throughout, Riobel fixtures throughout o Flexible floorplan with multiple layout possibilities o Side by side fridge - freezer o Gas stove top o Wall oven & microwave o Personal spa/sauna space in basement o Electric EV2 Charger o Solar Panels o A/C o This home truly has it all!

Listing Presented By:



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