



**3 Bedroom  
Bonus Room  
Ensuite w/double  
sinks and walk-in  
shower  
Move-In Ready**



## 9638 Colak Link Edmonton AB

\$469,900

The Spirit is perfect for first time home buyer and investors alike. Great use of spaces for comfortable living and rear entrance works well for private access to the basement level. 9 ft. ceilings on main and basement floors, inviting foyer with convenient large coat closet leads to open concept main floor with a great room with natural light through the large front windows and the nook is a good size. The kitchen is located at the rear of the home with a large window over the sink with great views to the spacious back yard. This home comes with a parking pad. Also in the rear of the home is a walk-through mud room and a private rear entry with direct access to the lower level. The highly functional kitchen has quartz counter-tops, 4" quartz backsplash, an island with a flush eating ledge. Tucked in next the stairs to the upper level is a convenient 1/2 bath. The upper floor has bonus room, a bright primary suite with a walk-in closet and a 4-piece ensuite.

Listing Presented By:



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