



## Edmonton Alberta

\$629,910

Move in & enjoy everything this brand-new 1965 sqft 2 Storey HOME has to offer! This gem seamlessly blends modern design with ultimate comfort. Boasting 6 bdrms, 4 bathrooms & an open-concept living space. The property features 2 BED LEGAL BASEMENT SUITE incl: dishwasher & full stacked laundry w/SEPARATE SIDE ENTRANCE. This home offers a versatile office/bdrm on the main flr. The chef-inspired kitchen is a true highlight, high-end stainless steel appliances, quartz countertops, tiled backsplash, center island perfect for meal prep & entertaining. Flawless finishes are evident throughout with Lots of triple pane windows from All Weather at Home for natural sunlight on all the flrs incl: 3 windows in bsmt, 9-ft ceilings on the main & bsmt levels, luxury vinyl plank flooring on the main level & carpet/tiles on the second flr, walk-in closet in the mudroom. There are 2 closets in the master bdrm, full laundry rm w/sink & a bonus room. Close to Downtown, Universities, schools, and easy access to Yellowhead. (id:6769)

Bedroom 5 2.93 m X 4.16 m

Bedroom 6 2.91 m X 4.16 m

Second Kitchen 1.51 m X 2.89 m

Living room 5.06 m X 6.11 m

Dining room 4.19 m X 3.29 m

Kitchen 2.18 m X 4 m

Bedroom 4 3.49 m X 3.12 m

Primary Bedroom 4.28 m X 3.95 m

Bedroom 2 3.23 m X 3.18 m

Bedroom 3 3.03 m X 4.11 m

Bonus Room 3.23 m X 4.49 m

Laundry room 3.03 m X 1.75 m

Listing Presented By:



Originally Listed by:  
Professional Realty Group

**Ahmad Sai**  
RE/MAX RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net