



## Edmonton Alberta

\$429,900

Welcome to the 1555 sf Bentley half duplex by 35 year builder EXCEL HOMES in sought after SOUTHWEST community the Orchards. This front attached single car garage home offers stone/siding exterior and upon entering you are greeted with 9ft ceilings, LVP flooring, central great room opening to kitchen with quartz countertops w/island and nook area. Stainless steel appliances include fridge, stove, dishwasher built-in and OTR microwave. There is a raised deck from the patio doors and 1/2 bath completes the main floor. Continuing in this modern home upstairs is carpeted offering 3 bedrooms including primary with 4 piece ensuite, side by side washer/dryer, and 4 piece main bath. This property has a SEPARATE ENTRANCE perfect for future legal suite. Being GREEN BUILT, this home offers HRV, upgraded insulation, tankless water system, ecobee thermostat, low E windows, solar panel rough in and much more! BEST DEAL, GREAT INVESTMENT, DON'T DELAY! (id:6769)

Living room 13' x 14'8"

Kitchen Measurements not available

Breakfast 9' x 10'6"

Primary Bedroom 12'2 x 12'10"

Bedroom 2 9'1 x 12'6"

Bedroom 3 9'6 x 10'10"

Listing Presented By:



Originally Listed by:  
Century 21 Signature Realty

**RE/MAX ELITE**

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