



## Edmonton Alberta

**\$474,250**

Welcome to the Sapphire by Sterling Homes, a 1,615 sq ft Signature Spec home designed for modern living. The main floor offers 9' ceilings and luxury vinyl plank flooring, creating a bright, welcoming space. The kitchen combines style and function with quartz countertops, a central island with flush eating ledge, Silgranit undermount sink, full-height tile backsplash, over-the-range microwave, and a spacious corner pantry. Large windows fill the living and dining areas with natural light, while a centrally located garden door provides easy backyard access. A main-floor bedroom and 3-piece bath with walk-in shower add flexibility for guests or a home office. Upstairs features a bonus room, primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a full bath, and upper laundry for stackable appliances. Black fixtures, 9' basement ceilings, a separate side entrance, and basement rough-in plumbing complete the home. (id:6769)

Living room 3.89 m X 3.01 m

Dining room 4.06 m X 2.48 m

Kitchen 4.07 m X 2.66 m

Bedroom 2 3.75 m X 2.95 m

Primary Bedroom 4.37 m X 3.53 m

Bedroom 3 4.08 m X 2.52 m

Bedroom 4 3.07 m X 2.53 m

Bonus Room 3.43 m X 3.15 m

Listing Presented By:



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