



## Edmonton Alberta

\$495,250

Listing Presented By:



Discover the Sylvan by Sterling Homes, a well-crafted home designed for comfort and functionality. The main floor features luxury vinyl plank flooring and a welcoming foyer with coat storage leading to a bright great room. The kitchen offers quartz countertops, an island with flush eating ledge, Silgranit undermount sink, pendant lighting, over-the-range microwave, soft-close cabinetry with upgraded door profiles, and a pantry tucked near the stairs. At the rear, the sunlit nook overlooks the backyard and sits beside a main-floor bedroom and 3-piece bath with stand-up shower, with a garden door to the outdoors. Upstairs includes a primary suite with walk-in closet and 3-piece ensuite with tub/shower combo, two additional bedrooms, a full bath, and a laundry closet. 9' ceilings on main and basement levels, a separate side entrance, black plumbing and lighting fixtures, basement rough-in plumbing, and a parking pad with option for a detached double garage complete this home. (id:6769)

Living room 3.76 m X 3.71 m

Dining room 2.81 m X 2.88 m

Kitchen 4.14 m X 2.47 m

Bedroom 2 3.17 m X 2.73 m

Primary Bedroom 3.83 m X 3.19 m

Bedroom 3 3.46 m X 2.95 m

Bedroom 4 3.18 m X 2.84 m

Bonus Room 3.49 m X 3.19 m

Originally Listed by:  
Exp Realty

<http://www.davidlam.exprealty.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)