



## Edmonton Alberta

**\$491,250**

Discover The Sylvan, a bright and inviting home offering stylish finishes and flexible living spaces. The main floor features luxury vinyl plank flooring, 9' ceilings, a welcoming foyer with walk-in coat closet, and a sun-filled great room. The kitchen showcases quartz countertops, a large island with eating ledge, soft-close Thermofoil cabinetry, over-the-range microwave, and a tucked-away pantry. A rear nook overlooks the backyard and is complemented by a main-floor bedroom, full 3-piece bath, and garden door to the outdoor space. Upstairs offers a spacious primary retreat with walk-in closet and ensuite, two additional bedrooms, a full bath, and laundry. Includes parking pad with option for detached double garage, separate side entrance, and basement rough-ins--ideal for future development. (id:6769)

**Kitchen** 11.2 m X 14.6 m

**Bedroom 4** 9 m X 10.6 m

**Breakfast** 9.6 m X 9.2 m

**Great room** 10.6 m X 12.3 m

**Primary Bedroom** 10.6 m X 12.8 m

**Bedroom 2** 9.8 m X 9 m

**Bedroom 3** 9 m X 10.6 m

**Bonus Room** 10.7 m X 11.4 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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