



## Edmonton Alberta

\$615,600

This thoughtfully designed home features a flexible, modern layout ideal for everyday living. The main floor offers 9' ceilings, LVP flooring, a double attached garage with floor drain, and a separate side entrance. A welcoming foyer with coat closet leads to a mudroom with garage access and a full 3-piece bath with walk-in shower. A main floor bedroom across the hall is perfect for guests or a home office. The open-concept kitchen, nook, and great room form the heart of the home, showcasing quartz countertops, an island with eating ledge, undermount sink, built-in microwave, pendant lighting, custom hood fan, full-height tile backsplash, soft-close cabinetry, and a full-height pantry. Large windows and a garden door provide natural light and backyard access. Upstairs features open-to-below views, a spacious primary bedroom with walk-in closet and 5-piece ensuite, plus a bonus room, two additional bedrooms, a double-sink bath, and laundry. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.davidlam.exp Realty.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.