



## Edmonton Alberta

**\$472,250**

Built by Sterling Homes, this 1,619 sq. ft. laned home in Edgemont Place blends smart design with family-friendly functionality. The main floor features 9' ceilings, luxury vinyl plank flooring, and a bright open-concept layout with triple pane windows. At the front, a main-floor bedroom and full bath offer flexibility for guests or home office needs. The rear kitchen includes quartz countertops, an island with seating, full-height tile backsplash, corner pantry, and a window over the sink. The dining area and living room flow seamlessly to the backyard through a central garden door. Upstairs, you'll find a cozy bonus room, a spacious primary suite with walk-in closet and private ensuite, plus two additional bedrooms and a full bath. A convenient laundry closet completes the upper level. Additional features include a separate side entrance, 9' basement ceilings, and basement rough-ins for future development. (id:6769)

Living room 4.03 m X 3.03 m

Dining room 3.91 m X 2.17 m

Kitchen 4.05 m X 2.59 m

Bedroom 2 3.77 m X 2.92 m

Primary Bedroom 4.27 m X 3.49 m

Bedroom 3 4.09 m X 2.55 m

Bedroom 4 3.05 m X 2.56 m

Bonus Room 3.45 m X 3.12 m

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