



Edmonton Alberta

\$679,900

Welcome to the JULIANNA by reputable Italian-owned builder San Rufo Homes! This 2,200 SQFT MODERN FARMHOUSE sits on a CUL-DE-SAC, BACKING SOUTH for ideal sun exposure, with 3 BED, main-floor DEN/OFFICE (Home-based Business Perhaps), 2.5 BATH & 5-PC ENSUITE. The OPEN-CONCEPT main floor features 9' ceilings, LUXURY VINYL PLANK, electric fireplace w/ mantel & feature wall, plus a central kitchen with 42 cabinets, upgraded backsplash, QUARTZ counters, 7'x4' island w/ flush eating bar & spacious WALK-THROUGH PANTRY to mudroom. Upstairs offers a VAULTED BONUS ROOM, huge primary WIC w/ direct access to laundry, 2 additional bedrooms & convenient laundry w/ emergency floor drain (also accessible from WIC). ENERGY-EFFICIENT GREEN BUILT, high-performance windows, ACTIVE HRV, 200AMP panel, rainwater leaders tied to storm system, 9' basement walls, rough-in bath, SIDE ENTRANCE (possible feature for Secondary Suite/late night teenager access) & attached DOUBLE GARAGE. WALK TO LEWIS FARMS RECREATION CENTRE & PARK! (id:6769)

Living room 4.36 m X 3.63 m

Dining room 3.75 m X 2.96 m

Kitchen 3.99 m X 2.93 m

Primary Bedroom 4.45 m X 3.66 m

Bedroom 2 4.02 m X 2.87 m

Bedroom 3 4.02 m X 2.87 m

Bonus Room 4.54 m X 4.08 m

Listing Presented By:



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Century 21 Masters

<http://www.espo.ca/>



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