



## Edmonton Alberta

\$479,000

One of the most convenient floor plans in The Orchards! Built in 2022 by master builder Brookfield Residential, this home offers 1,683 sq ft of above-grade living space with 3 bedrooms and 3 baths, perfectly designed for modern living in a fantastic location. The open-concept main floor features high ceilings, a great-sized living room filled with natural light, and a sleek kitchen accented by a striking black backsplash, along with a convenient 2-piece powder room. Upstairs you'll find a huge bonus room, a spacious primary bedroom with walk-in closet and 4-piece ensuite, and two great-sized bedrooms (one with an additional walk-in closet). Upper-level laundry and a full main bath complete the upper level. Enjoy fully completed landscaping and a location just minutes to schools, bus stops, and all nearby amenities -- a great opportunity in one of Edmonton's most desirable communities. (id:6769)

Living room 6.75 x 2.78

Dining room 3.11 x 3.09

Kitchen 3.59 x 3.22

Primary Bedroom 3.37 x 4.93

Bedroom 2 3.77 x 2.74

Bedroom 3 2.95 x 3.48

Bonus Room 3.49 x 4.64

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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