



## Edmonton Alberta

\$519,900

Welcome to the Metro Nixon 18 by Cantiro Homes! This thoughtfully designed rear lane single family home offers modern functionality and flexible living spaces. The open concept main floor features a bright kitchen flowing into the dining and living areas, along with a full main floor bathroom and flex room that can be used as a bedroom, home office, or guest space. Upstairs, you'll find 3 beds, convenient laundry, a central loft area, and a primary bedroom with a walk in closet and ensuite. The home includes a 9' foundation, side entry and rough in drains for potential future basement development. Additional features include: Prairie elevation, Sand interior colorboard, SEPARATE SIDE ENTRY, upgraded Iron spindle railing, close proximity to Currents of Windermere shopping center, ravine, walking trails. \*\*photos are for representation only, colors and finishes may vary. Some photos are virtually staged. \*\* (id:6769)

Living room 2.77 m X 3.61 m

Dining room 2.39 m X 2.39 m

Kitchen 2.77 m X 3.45 m

Primary Bedroom 3.58 m X 4.01 m

Bedroom 2 2.46 m X 2.92 m

Bedroom 3 2.62 m X 2.92 m

Bonus Room 1.3 m X 2.62 m

Listing Presented By:



Originally Listed by:  
Bode



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