



## Edmonton Alberta

\$549,000

Completing Fall 2025! Welcome to modern luxury in this brand-new 1700 sqft 4-bedroom, 3 full bathroom half duplex. The main floor features an open to below entry, a full sized bedroom, full bathroom, along with a mudroom with a built in bench and coat hangers. Upgraded spindle railings open the home up along with numerous large windows. The sleekly built kitchen is complete with a 6-foot island, gloss cabinets, and quartz countertops. Complimented with upgraded lighting and all matte black fixtures. This open-concept design flows seamlessly into the spacious living room along with dining nook. A custom millwork feature wall with a mounted fireplace for entertaining. Other upgrades include, glass shower enclosures, and stylish 12 x 24 tiled bathrooms. Upstairs a large bonus living area, laundry room for convenience, and 3 additional bedrooms including the master ensuite that features dual sinks. The separate entrance to the basement offers flexibility and an option to create a source of rental income. (id:6769)

Living room 4.1 m X 4.5 m

Dining room 1.85 m X 2.96 m

Kitchen 3.23 m X 4.05 m

Bedroom 4 3.05 m X 3.07 m

Mud room Measurements not available

Primary Bedroom 4.08 m X 4.6 m

Bedroom 2 2.86 m X 3.05 m

Bedroom 3 3.05 m X 3.77 m

Bonus Room 2.77 m X 3.1 m

Laundry room Measurements not available

Listing Presented By:



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Royal Lepage Arteam Realty



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