



## Edmonton Alberta

\$478,304

Welcome to The Birch, a BRAND NEW double car garage duplex in the highly desirable Edgemont community ready for IMMEDIATE Possession. This home blends style and functionality featuring a MAIN FLOOR OFFICE with a window and an open concept layout ideal for modern living. The UPGRADED REAR KITCHEN comes with stainless steel appliances and full-height cabinets. An enclosed separate entrance offers future legal suite potential. Upstairs, you'll find convenient access to the laundry closet, 3 bedrooms, a bonus room and a GLASS WALK IN SHOWER in the ensuite. Walking Distance to the WEDGEWOOD RAVINE, 10-minute drive to WEM, 8 minute drive to COSTCO and walkable access to the future K-9 PUBLIC SCHOOL. Builder promotion applicable! (GST rebate applicable for FTHB only). (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



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Century 21 All Stars Realty Ltd

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