



## Edmonton Alberta

\$467,774

Welcome to The Birch, a BRAND NEW double car garage duplex in the highly desirable Edgemont community ready for IMMEDIATE Possession. This thoughtfully designed 3 bedroom, 2.5 bath home blends style and functionality with a MAIN FLOOR OFFICE, an ELECTRIC FIREPLACE, SPINDLE RAILING and an open concept layout. The UPGRADED REAR KITCHEN comes with stainless steel appliances with a freestanding GAS RANGE and full-height cabinets. An enclosed separate entrance and 9' FOUNDATION WALLS offer future legal suite potential. Upstairs, you'll find convenient access to the laundry closet, 3 bedrooms, a bonus room and a spacious walk-in closet with a window. Enjoy nearby commercial amenities, scenic trails in Wedgewood Ravine, and walkable access to a future K-9 public school with quick access to Anthony Henday and Whitemud Drive. Ask sales person for promotion details applicable! (photos are of actual home) (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

Listing Presented By:



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