



## Edmonton Alberta

\$633,250

Welcome to the Assurance model, designed for modern family living with refined style and functionality. This home features a double attached garage with floor drain, separate side entrance, extra side windows, and 9' ceilings on the main and basement levels. The bright main floor offers luxury vinyl plank flooring, recessed lighting, a main-floor bedroom and full 3-piece bath, plus a mudroom with walkthrough pantry. The open-concept kitchen, nook, and great room include quartz countertops, flush eating ledge island, soft-close cabinetry, built-in microwave, chimney-style hood fan, and a 17' open-to-above ceiling with electric fireplace. Upstairs features a bonus room, laundry, three bedrooms, and a primary suite with a 5-piece ensuite and walk-in closet. Basement rough-ins and upgraded railings included, finished with the Sterling Signature Specification. (id:6769)

Kitchen Measurements not available

Bedroom 5 10 m X 8.8 m

Primary Bedroom 12.6 m X 12.6 m

Bedroom 2 11.11 m X 8.1 m

Bedroom 3 11.11 m X 8.1 m

Bedroom 4 10.3 m X 9 m

Bonus Room 12.9 m X 10.2 m

Great room 12.1 m X 10.2 m

Listing Presented By:



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