



## Edmonton Alberta

\$449,900

BRAND NEW! GREAT LOCATION! Near River Valley, only a block or so to Ada Blvd! Over 1300 SqFt, Outstanding floor plan. 3 Bedrooms, 2.5 Baths, Lots of Closet Space, Mudroom, SPACIOUS KITCHEN, DINING & GREAT ROOM areas. Quartz Counters, Luxury Vinyl Plank through most of the home, carpet in the two smaller bedrooms. Side door can serve as separate entrance for Basement suite or for family use. Builder may be willing to complete basement for additional cost. Large open basement area with room with huge windows and a full rough-in for 3 or 4 pce bath. Also included is a full-sized parking pad for future garage plus a driveway skirting from lane. FRONT IS FULLY LANDSCAPED. \*\*\* Built by a professional Builder with Over 25 years of experience. Tremendous supervision and care put into every aspect of the building process. Myriad uses excellent trades and suppliers and has built many homes in Greater Edmonton including several in the Highlands area. BLANKET NEW HOME WARRANTY INCLUDED. (id:6769)

Living room 5 m X 3.5 m

Dining room 3.5 m X 3.5 m

Kitchen 3.5 m X 3.1 m

Primary Bedroom 3.5 m X 3.1 m

Bedroom 2.3 m X 2.4 m

Bedroom 3.3 m X 2.4 m

Laundry room 2.3 m X 1.6 m

Listing Presented By:



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