



Edmonton Alberta

\$449,900

Brand New! Outstanding location!!! Steps to ADA BLVD and the edge of the river valley. Over 1300 SqFt. Excellent Floor Plan. 3 Bedrooms, 2.5 Baths, Generous Closet Space, Mud Room, SPACIOUS KITCHEN, DINING and GREAT ROOM areas! Granite counters, Luxury Vinyl Plank through most of home. Carpet in the 2 smaller bedrooms. Door to the side of the home leading directly into the basement, perfect for future development for family use or even a suite. Large, open Basement development with huge windows and full rough-in for 3 or 4 piece bathroom. Also included is a full sized parking pad for future garage and poured driveway. Fully fenced on the west side. Front fully Landscaped. Next to Beverly Page Park. ***Built by a professional Builder with over 25 years of building experience. Tremendous ON-SITE supervision and care put into every aspect of the construction process. Myriad uses excellent trades and suppliers and has built many homes in the Highlands area, as well as many other areas in Greater Edmonton. (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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