



## Edmonton Alberta

\$624,900

Welcome to Excel Homes MOST POPULAR model the Rosewood that BACKS ONTO THE WALKING TRAIL WITH PARTIAL VIEW OF THE POND in sought after ORCHARDS! At nearly 2300 sq ft, this 2 storey home has it all. Upon entering you are greeted with 9 ft ceilings, large foyer to greet guests with LVP flooring throughout. Conveniently there's an office on the main floor and a full bath. Upgraded kitchen with large eating bar, quartz countertops throughout this property, SS appliances, chimney hood fan and large pantry. Adjacent is the nook area that looks onto the large great room. Upstairs is a central bonus room, 3 large bedrooms including a primary room with 5 pc ensuite and large walk-in closet. Full main bath and laundry complete the upper floor. There is a SEPARATE SIDE ENTRY to the basement perfect for LEGAL SUITE. The property is GREEN BUILT CERTIFIED and comes with HRV, low E windows, upgraded insulation, ecobee thermostat, tankless water system, Low VOC paint, solar panel rough-in and so much more! DON'T DELAY! (id:6769)

Living room 12'6 x 12'8

Kitchen Measurements not available

Den 8'8 x 11'6

Primary Bedroom 12'0 x 12'10

Bedroom 2 13' x 14'

Bedroom 3 11'8 x 11'6

Bonus Room 12'1 x 12'8

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Signature Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net