



## Edmonton Alberta

**\$849,998**

Fully completed and ready for possession! Located in the best part of sought-after Forest Heights, this brand-new 2,033 sq. ft. home offers exceptional architecture, high-end upgraded finishing, and outstanding functionality. Featuring 3 spacious bdrms, 2.5 baths, and a stunning, dedicated main-floor office! The chef's kitchen showcases an amazing 12 foot island, coffee bar, all with upgraded finishes, plus a breakfast nook, flowing seamlessly from a spacious living area. Enjoy downtown skyline views from the primary bedroom patio and immediate access to scenic walking trails. The basement includes a side entrance and future bath+kitchen rough ins. Upstairs, the primary retreat features a spa-inspired ensuite with upgraded fixtures and walk-in closet. A generous 2nd bdrm offers a walk-in closet and study nook, while the 3rd bdrm is ideal for family or guests. Additional highlights include a double garage, huge rear patio, Green Built certification for reduced utilities and comfort and ABnew home warranty. (id:6769)

Living room 21.7 m X 13.8 m

Breakfast 8'1 x 12'2

Dining room 11.3 m X 6 m

Primary Bedroom 15'12 x 13'12

Kitchen 13.5 m X 8.8 m

Bedroom 2 11'8 x 9'3

Den 11 m x Measurements not available

Bedroom 3 10'12 x 17'

Listing Presented By:



Originally Listed by:  
Century 21 Quantum Realty

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