



## Edmonton Alberta

\$457,800

Absolutely beautiful & spacious NET ZERO energy efficient townhouse in desirable Larch Park. 3-level 3 bed/2.5 bath home has 9' ceilings, wide plank hardwood, metal spindle railings & granite counters throughout. This stunning kitchen features full height cabinetry, SS appliances, W/I pantry & a large island that is ideal for entertaining. Upstairs are 3 generous sized bedrms incl the primary bedrm w/a walk-in closet & 4 pc ensuite. Add'l 4 pc bath on this level. The lower level has a storage/flex room, utility rm & access to rear drive dbl attached garage. Relax in the summer in your low maintenance yard facing SF homes/trees. This townhome benefits from a Landmark Net Zero construction: solar panels, an ultra-efficient heating & cooling system, 2X8 ext walls w/sprayed insulation, triple-pane windows, & superior ventilation resulting in added comfort & LOW LOW utility bills. The home is walking distance to walking trails & beautiful ravine. Close to shops, amenities, Whitemud Fwy & the Anthony Henday. (id:6769)

Living room 4.3 m X 4.45 m

Dining room 4.11 m X 2.36 m

Kitchen 4.44 m X 3.12 m

Primary Bedroom 4.33 m X 3.5 m

Bedroom 2 2.84 m X 3.45 m

Bedroom 3 3.56 m X 2.87 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



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