



## Edmonton Alberta

\$445,000

Welcome to The Frost - built by Lincolnberg Homes, your Builder of Choice 9 years in a row. Located in the NW community of Hawks Ridge this home offers a bright open concept of the kitchen/dining/living rooms all connected with ample natural sunlight. Quartz countertops, island kitchen with eat up bar, backsplash, walk-in pantry, + LVP flooring on the main with a front flex room, the powder room + laundry completing the main floor. Upstairs features the primary bedroom with 4 piece ensuite + large walk-in closet, two additional bedrooms, another 4 piece bath + a loft space to enjoy. Featuring 9 foot ceilings on the main floor as well as the basement. This home includes a \$3,000.00 appliance allowance, rough grade landscaping, buyer to pay \$2,500.00 landscaping deposit, the unfinished basement is ready for your ideas, with side entrance for investment property potential. Photos are of same plan different home, interior colours are different. (id:6769)

Living room 3.06 m X 4.41 m  
Dining room 2.73 m X 4.41 m  
Kitchen 3.97 m X 3.54 m  
Family room 3.99 m X 3.05 m

Primary Bedroom 3.98 m X 4.5 m  
Bedroom 2 2.85 m X 3.82 m  
Bedroom 3 2.84 m X 3.84 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://theandersonco.ca/>

**RE/MAX ELITE**

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