



## Edmonton Alberta

\$425,000

Welcome to The Columbia - built by Lincolnberg Homes, your Builder of Choice 7 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, U Shaped kitchen with eat up bar, backsplash, pantry, and LVP flooring on the main with the powder room and completing the main floor. Upstairs features the primary bedroom with 4 piece ensuite and large walk-in closet, two additional bedrooms, another 4 piece bath and convenient upstairs laundry. Includes a \$3,000.00 appliance allowance, comes fully landscaped, double garage, the unfinished WALK OUT basement ready for your ideas, with second entrance for investment property potential. ENERGY REBATE Qualified Home. This home is Performance Built, and has been Energy Modelled (HOT2000). Homes purchased with Mortgage Insurance should qualify for Energy Rebates to the New HomeOwner, from the Federal Government. (id:6769)

Living room 3.11 m X 3.59 m

Dining room 2.72 m X 3.64 m

Kitchen 2.72 m X 3.91 m

Primary Bedroom 4.2 m X 4.99 m

Bedroom 2 2.86 m X 3.6 m

Bedroom 3 2.87 m X 3.61 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<http://www.brentanderson.ca/>

**RE/MAX ELITE**

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