



AI-generated content

## Edmonton Alberta

\$490,250

Welcome to the Sylvan by Sterling Homes, a smartly designed home with modern finishes and flexible living space. The main floor offers luxury vinyl plank flooring and 9' ceilings, starting with a welcoming foyer and coat closet that opens into a bright great room. The kitchen features quartz countertops, an island with flush eating ledge, Silgranit undermount sink, pendant lighting, over-the-range microwave, soft-close upgraded cabinetry, and a pantry near the stairs. At the rear, a sunlit nook overlooks the backyard and sits beside a main-floor bedroom and 3-piece bath with stand-up shower, plus a garden door for outdoor access. Upstairs includes a primary suite with walk-in closet and 3-piece ensuite with tub/shower combo, two additional bedrooms, a full bath, and a laundry closet. 9' ceilings on main and basement levels, a separate side entrance, black plumbing and lighting fixtures, basement rough-in, and a parking pad with option for a detached double garage complete this home. (id:6769)

Living room 3.72 m X 3.69 m

Dining room 2.78 m X 2.88 m

Kitchen 4.47 m X 3.68 m

Bedroom 4 3.18 m X 2.7 m

Primary Bedroom 3.84 m X 3.18 m

Bedroom 2 3.44 m X 2.93 m

Bedroom 3 3.18 m X 2.7 m

Bonus Room 3.44 m X 3.19 m

Listing Presented By:



Originally Listed by:  
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**RE/MAX**  **River City**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)

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