



## Edmonton Alberta

\$646,250

Welcome to the Assurance by Sterling Homes, a Signature Spec home combining elegance and functionality for modern living. This model features a double attached garage with floor drain, separate side entrance, and 9' ceilings on main and basement floors. The main floor has luxury vinyl plank flooring, SLD recessed lighting, a foyer leading to a 3-piece bath and mudroom with open closet, connecting to the kitchen via a walk-through pantry. The open-concept kitchen, great room, and nook include quartz countertops, island with flush eating ledge, built-in microwave, Silgranit undermount sink, full-height tile backsplash, and soft-close Thermofoil cabinetry. The great room features an electric fireplace, 17' ceiling, and large windows with patio doors. Upstairs, the primary suite offers a 5-piece ensuite with double sinks, tub, walk-in shower, and walk-in closet, plus a bonus room, laundry area, and three additional bedrooms. Brushed nickel fixtures and basement rough-in complete this home. (id:6769)

Living room 3.8 m X 3.96 m

Dining room 3.17 m X 2.66 m

Kitchen 4.24 m X 4.83 m

Bedroom 2 2.62 m X 3 m

Mud room 3.05 m X 2.55 m

Primary Bedroom 3.83 m X 3.79 m

Bedroom 3 2.63 m X 3.96 m

Bedroom 4 2.71 m X 3.9 m

Bedroom 5 2.74 m X 3.83 m

Listing Presented By:



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