



## 1216 PLUM Bend Edmonton AB

\$569,900

Welcome to the Bentley by 35 year builder Excel Homes. In sought after The Orchards in the SOUTHWEST, this just under 1600 sf MODERN half duplex 2 storey has everything you could want! This property has a DOUBLE front attached garage, SEPARATE ENTRANCE, 9ft main floor ceiling, Luxury Vinyl Plank flooring, 1/2 bath on main, quartz countertops throughout, stainless steel energy star appliances incl. D/W built-in, OTR microwave, stove electric and kitchen opens to Great Room. Upstairs carpet: main 4 pc bath, washer and dryer, primary bedroom with walk-in closet and 4pc ensuite and 2 extra spacious bedrooms. Green Built: Tankless water systems, ECOBEE thermostat, UPGRADED INSULATION, LOW-E windows, solar panel rough-in and more PLUS A FULLY FINISHED 1 BEDROOM LEGAL SUITE in the basement including stove, over the range microwave, dishwasher built-in. GREAT INCOME POTENTIAL!

Listing Presented By:



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