



## 6348 175 Avenue Edmonton AB

\$469,900

The Spirit is perfect for first time home buyer and investors alike. Great use of spaces for comfortable living and rear entrance works well for private access to the basement level. 9 ft. ceilings on main and basement floors, luxury Vinyl Plank Flooring throughout the main floor. Inviting foyer with convenient large coat closet leads to open concept main floor with a great room with natural light through the large front windows. The kitchen is located at the rear of the home with a large window over the sink with great views to the back yard. This home comes with a parking pad. Also in the rear of the home is a walk-through mud room and a private rear entry with direct access to the lower level. The highly functional kitchen has quartz counter-tops (throughout home). ENERGY REBATE Qualified Home. This home is BUILT GREEN and has been Energy Modeled. Homes purchased with Mortgage Insurance will qualify for Energy Rebates to the Buyer, from the Federal Government.

Listing Presented By:



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