



17039 45 Street Edmonton AB

\$799,900

Welcome to this stunning WALKOUT home backing onto a TRAIL! Offering 2,550 sqft of luxurious living space with 5 bdrms, including TWO PRIMARY SUITES w/ ensuite & a total of 4 full baths. The open-concept main floor features a grand foyer, versatile MAIN FLOOR office/bedroom, full bath, & organized mudroom w/ built-ins leading into the impressive walkthrough SPICE KITCHEN. The kitchen boasts ample cabinetry, a dining area, & a great room with soaring 18ft open-to-below ceilings. Upstairs, you'll find 4 spacious bdrms, a bonus room, & convenient laundry. The primary suites include spa-like 5-pc ensuite, & large walk-in closets.

Upgrades include triple-pane windows, QUARTZ countertops, soft-close drawers, 9ft ceilings, 8ft doors, & stylish lighting. A separate side entrance to the basement offers future income suite potential. Estimated possession is end of Nov - some customization may be available. More lots coming! Photos of similar model -

*please note that the colours & finishes may differ.**

Listing Presented By:



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