



## Edmonton Alberta

\$490,600

The Spirit is a prime choice for first-time buyers and investors, offering a smart layout on a spacious pie-shaped lot. This home features 9' ceilings on the main and basement levels, complemented by Luxury Vinyl Plank flooring. The open-concept main floor boasts a sun-drenched great room with large front windows, flowing into a rear L-shaped kitchen. Culinary enthusiasts will appreciate the Quartz countertops, flush-ledge island, and upgraded soft-close cabinetry overlooking the expansive backyard. A private rear entry provides direct access to the lower level, while a walk-through mudroom adds daily convenience. Upstairs, the layout includes a central bonus room and a primary suite with double sinks and a glass-door shower. Two additional bedrooms, a laundry closet, and matte black fixtures throughout complete this stylish residence. With a rear parking pad and an option for a detached double garage, this home perfectly balances flexibility and modern comfort. (id:6769)

Living room 4.68 m X 4.04 m

Dining room 3.33 m X 4.5 m

Kitchen 4.47 m X 3.58 m

Primary Bedroom 4.2 m X 3.21 m

Bedroom 2 3.6 m X 2.8 m

Bedroom 3 3.6 m X 2.82 m

Bonus Room 3.27 m X 2.83 m

Laundry room 0.99 m X 1.54 m

Listing Presented By:



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**RE/MAX Elite**

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8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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