



## Edmonton Alberta

\$508,250

Welcome to the Sylvan by Sterling Homes, a well-designed home offering comfort and modern functionality. The main floor features luxury vinyl plank flooring and a welcoming foyer with coat closet leading to a bright great room. The kitchen blends style and efficiency with quartz countertops, island with flush eating ledge, Silgranit undermount sink, pendant lighting, over-the-range microwave, soft-close cabinetry, and a tucked-away pantry. The rear of the home includes a sunlit nook overlooking the backyard, a main-floor bedroom, and 3-piece bath with stand-up shower, plus a garden door to the outdoors. Upstairs, the primary suite offers a walk-in closet and 3-piece ensuite with tub/shower combo, alongside two additional bedrooms, a full bath, and a convenient laundry closet. 9' ceilings on main and basement levels, a separate side entrance, black plumbing and lighting fixtures, basement rough-in plumbing, and a parking pad with option for a detached double garage complete this home. (id:6769)

Living room 3.93 m X 3.74 m

Dining room 2.88 m X 2.78 m

Kitchen 4.31 m X 2.47 m

Bedroom 2 3.18 m X 2.72 m

Primary Bedroom 3.81 m X 3.21 m

Bedroom 3 3.18 m X 2.79 m

Bedroom 4 3.49 m X 2.94 m

Bonus Room 3.5 m X 3.21 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.davidlam.exprealty.com/>



### REMAX ELITE

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

Phone: 780-406-4000

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.