



## Edmonton Alberta

\$491,600

Welcome to the Sylvan by Sterling Homes, a stylish home blending modern design and functionality. The main floor features luxury vinyl plank flooring and a welcoming foyer with coat closet opening to a bright great room. The kitchen offers quartz countertops, island with flush eating ledge, Silgranit undermount sink, pendant lighting, over-the-range microwave, soft-close cabinets with upgraded door profiles, and a pantry tucked near the stairs. At the rear, a sunlit nook overlooks the backyard and sits beside a main-floor bedroom and 3-piece bath with stand-up shower, with a garden door to the outdoors. Upstairs features a primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a full bath, and laundry closet. 9' ceilings on main and basement levels, separate side entrance, black plumbing and lighting fixtures, basement rough-in, and parking pad with option for detached double garage complete this home. (id:6769)

Living room 3.71 m X 3.71 m

Dining room 2.79 m X 2.89 m

Kitchen 4.47 m X 3.69 m

Bedroom 4 3.18 m X 2.72 m

Primary Bedroom 3.88 m X 3.85 m

Bedroom 2 3.44 m X 2.95 m

Bedroom 3 3.18 m X 2.72 m

Bonus Room 3.46 m X 3.17 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.davidlam.exp Realty.com/>

**RE/MAX Elite**

**RE/MAX 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.