



## Edmonton Alberta

\$509,145

The Athena F is built with a main floor bedroom and a full bathroom, spacious living room, dinette, and central kitchen with a corner pantry. Side entry added for future development. Basement with 9' foundation walls and 2 windows. Cozy up by the 50" electric hot & cold fireplace in the living room. Built with a 4-piece ensuite with upgraded walk-in shower and dual sinks. All LED disc lights were upgraded to 5000k white light. Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator. Energy efficient features include dual pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace, 80gal hot water tank. Quartz counters in kitchen and bathrooms. Luxury vinyl plank flooring throughout main floor and all wet areas. Advanced wear & stain protection carpet w/ 35 oz. weight and 8 lbs. under pad. RMS per blueprints; buyer to verify with seller before purchase. (id:6769)

Dining room 3.16 m X 3.5 m

Kitchen 3.96 m X 3.81 m

Bedroom 4 3.29 m X 3.01 m

Great room 3.41 m X 3.77 m

Primary Bedroom 3.26 m X 3.81 m

Bedroom 2 2.95 m X 3.04 m

Bedroom 3 3.29 m X 2.74 m

Bonus Room 3.26 m X 3.29 m

Listing Presented By:



Originally Listed by:  
Bode

**REMAX Elite**  
*the place to be*

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

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.