



## Edmonton Alberta

\$534,900

Welcome to sought after ALCES and Step into the Ashby, where affordability meets functionality. With just under 1600sf, upon entering this gorgeous home you're greeted with 9 ft ceilings, LVP flooring. At the centre of the home is an L-shaped level 1 kitchen with optimal storage space, SS appliances and an island with QUARTZ COUNTERTOP. Flowing into the dining nook and perfectly into the great room, the open concept main floor is the ideal space to gather and entertain. Completing the main floor is the half bath. The second floor offers a central bonus room that strategically separates the primary suite w/ensuite from the 2 additional bedrooms, complete with a full bathroom and convenient upper floor laundry. This home has SEPARATE ENTRANCE perfect for LEGAL SUITE! The property is GREEN BUILT and comes with HRV, tankless water, solar panel rough-in, ecobee thermostat and much more! DON'T DELAY, close to all amenities plus the Anthony Henday. FULL FRONT LANDSCAPING & rear to final grade INCLUDED! (id:6769)

Living room 11'2 x 15'

Kitchen Measurements not available

Breakfast 9'9 x 10'

Primary Bedroom 12'4 x 11'6

Bedroom 2 9'2 x 10'

Bedroom 3 9' x 9'2

Bonus Room 9' x 10'9

Listing Presented By:



Originally Listed by:  
Century 21 Signature Realty

**RE/MAX Elite**

**REMAX ELITE**

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