



## Edmonton Alberta

\$448,250

Discover modern elegance in this Sterling Homes laned home in Marquis. Designed with 9' ceilings and triple-pane windows, the main floor is bathed in natural light, creating an airy, open feel. The heart of the home is a sun-soaked rear kitchen featuring quartz countertops, upgraded cabinetry, and a sink overlooking the backyard--perfect for keeping an eye on the kids. An effortless flow between the dining and living areas, plus a discreetly tucked-away half bath, makes hosting a breeze. Upstairs, a versatile loft provides a rare second living space, complemented by a bright primary suite with a walk-in closet and private ensuite. Two additional bedrooms, a full bath, and upper-floor laundry complete this family-friendly layout. With luxury vinyl plank flooring, a separate side entrance, and a larger-than-average backyard, this home offers incredible flexibility and growth potential in a community defined by parks and trails. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.propertypathfinders.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.