



## Edmonton Alberta

\$509,900

Welcome to the Metro Nixon 18 by Cantiro Homes. This bright and spacious rear-lane single-family home features an open-concept main floor designed for modern living, complete with a convenient main-floor bedroom and full bathroom—ideal for guests or family. Upstairs offers a generous primary bedroom with walk-in closet and ensuite, plus a versatile loft providing additional living space along with 2 additional bedrooms and laundry. Enjoy added flexibility with a SEPARATE SIDE ENTRANCE, basement drain rough-ins, and a 9'3" foundation height, offering excellent future development potential. Located on a desirable pie-shaped lot, the home includes a garage pad and front landscaping. Interior features include iron spindle railing, Slate interior style, and Nordic Fusion Plus elevation, delivering a modern, elevated finish throughout. Photos are for representation only; colors and features may vary. (id:6769)

Living room 2.77 m X 3.61 m

Dining room 2.39 m X 2.39 m

Kitchen 2.76 m X 3.45 m

Primary Bedroom 3.58 m X 4.01 m

Bedroom 2 2.46 m X 2.92 m

Bedroom 3 2.61 m X 2.92 m

Loft 1.29 m X 2.61 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.