



## Edmonton Alberta

\$479,900

Welcome to the Emerson model built by Excel Homes 35 year builder in sought after SW community The Orchards! On a quiet street, this beautiful UPGRADED half duplex with FRONT DOUBLE ATTACHED GARAGE awaits. Upon entering you are greeted with 9 FOOT MAIN FLOOR CEILING, LVP flooring, THICK 1.25 QUARTZ THROUGHOUT including kitchen countertops , stove-electric, refrigerator, dishwasher built-in & over the range microwave. The kitchen which is BRIGHT with ALL STAINLESS STEEL APPLIANCES opens to the living room. 1/2 bath completes the main floor. Upstairs is premium carpet, 3 bedrooms, including large primary with walk in closet, and 4 piece ensuite. Laundry and full main bath complete the upper level. SEPARATE ENTRANCE, GREEN BUILT certified, includes tankless water system,HRV, insulated lines, upgraded insulation, eco bee thermostat, low E windows, solar panel rough-in and much more! Close to ALL amenities like SOUTH COMMON, AIRPORT, HENDAY, SCHOOLS, TRANSPORTATION so DON'T DELAY! (id:6769)

Living room 12'11 x 10'11

Dining room 11'11 x 8'

Kitchen 15'10 x 14'11

Primary Bedroom 12'7 x 13'7

Bedroom 2 11'7 x 9'8

Bedroom 3 14'2 x 9'1

Listing Presented By:



Originally Listed by:  
Century 21 Signature Realty

**REMAX Elite**

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