



## Edmonton Alberta

\$439,900

Former Brookfield SHOWHOME in the heart of Edgemont offering 1,432+ sq ft of refined, functional living. This 3 bed, 2.5 bath two-story blends thoughtful design with everyday comfort, anchored by an open-concept main floor finished in rich espresso longboard and curated details throughout. The boutique kitchen impresses with stainless steel appliances (newer dishwasher 2025), floor-to-ceiling custom cabinetry, granite countertops, and a generous central island that flows effortlessly into the cozy living room and sunlit dining space. Sliding doors extend the living outdoors to a private, south-facing fenced yard with a two-tier deck—an ideal backdrop for long summer evenings. Upstairs, a 4 pc bath alongside an airy central bonus room that connects three well-sized bedrooms, including a spacious primary retreat w/ 2 closets (1 walk-in) and 4 pc ensuite. The Goods: oversized SINGLE ATTACHED GARAGE, A/C, newer hot water tank (2023), UPSTAIRS LAUNDRY & an unspoiled basement ready for future development. (id:6769)

Living room 4.69 m X 3.2 m

Dining room 3.66 m X 2.81 m

Kitchen 3.61 m X 2.79 m

Primary Bedroom 3.78 m X 3.37 m

Bedroom 2 2.88 m X 2.86 m

Bedroom 3 2.88 m X 2.84 m

Bonus Room 3.39 m X 3.29 m

Laundry room 1.59 m X 1.55 m

Listing Presented By:



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