



## Edmonton Alberta

\$464,900

Welcome to the ECHO model built by Excel Homes 35 year builder in sought after 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. Adjacent is the SPACIOUS livingroom. 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 perfect for LEGAL SUITE. GREEN BUILT certified, includes tankless water system,HRV, insulated lines, eco bee thermostat, low E windows, solar panel rough-in and much more! PREMIUM SIDING INCLUDED! FULL FRONT LANDSCAPING INCL. rear to final grade & MORE! Close to ALL amenities! (id:6769)

Living room 11'5 x 9'11

Kitchen 13'8 x 11'2

Breakfast 11'5 x 7'3

Primary Bedroom 11'11 x 11'1

Bedroom 2 13'10 x 8'3

Bedroom 3 11'4 x 8'5

Listing Presented By:



Originally Listed by:  
Century 21 Signature Realty



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