



## Edmonton Alberta

\$674,900

Quality built by Landmark Homes! Modern design & finishes w/ warm wooden accents create an inviting space! This 2,100sf popular floor plan includes a MAIN FLOOR BEDROOM & FULL BATH plus 3 bedrooms upstairs. Kitchen upgrades include full height & soft-close cabinetry, counter-to-cabinet backsplash & a walk through pantry. Bright interior w/ OPEN-TO-BELOW living room (floor-to-ceiling feature wall & electric fireplace too). Plush carpeted 2nd level w/ bonus rm, laundry rm & large primary retreat w/ 5pc ensuite & walk-in closet. Features include: SIDE ENTRANCE, 9' ceilings, ENERGY STAR STAINLESS STEEL APPLIANCES including washer & dryer, LVP flooring, cast iron spindle railings & more. With a focus on innovative & energy efficient homes, find features such as tankless hot water heater, high velocity heating system, heat recovery ventilator, 3-stage air purification system, triple pane windows, R50 insulation, spray foam in garage, frost wall in basement & more. See the difference, feel the difference! (id:6769)

Living room 4.39 m X 3.38 m

Dining room 3.66 m X 2.8 m

Kitchen 3.87 m X 2.56 m

Bedroom 4 3.93 m X 2.87 m

Mud room Measurements not available

Primary Bedroom 4.24 m X 3.87 m

Bedroom 2 3.63 m X 2.74 m

Bedroom 3 3.66 m X 2.93 m

Bonus Room 3.66 m X 3.14 m

Laundry room 2.41 m X 1.77 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



**Royal**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

tyson@royallepage.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.