



## Edmonton Alberta

\$519,900

Not your average duplex! Offering 1,800 sq.ft above grade (2,600 sq.ft total) w/ a main floor office + bonus room upstairs, a rare layout in this price range. Sitting on a large 578 sq.m pie shaped lot, enjoy a massive SW facing backyard complete w/ a 2 tier deck, beautiful planter boxes & convenient storage shed. The main floor features a spacious foyer & open-concept living/dining area w/ a cozy gas fireplace. The chef-inspired kitchen includes granite countertops, s/s appliances, hardwood floors, corner pantry & plenty of cabinet space. Upstairs you'll find a generous bonus room w/ amazing backyard views, a spacious primary bedroom w/ large walk-in closet & 4pc ensuite w/ soaker tub, plus two additional bedrooms & another full 4pc bath. The fully finished basement adds nearly 800 sq.ft of additional living space, including a large rec room, additional room & full bathroom. Double attached garage comes fully insulated & drywalled. Quiet dead end street, walking distance to all amenities! 10/10 location! (id:6769)

**Bedroom 4** 5.09 m X 3.91 m

**Recreation room** 7.11 m X 6.73 m

**Storage** Measurements not available

**Living room** 5.65 m X 4.17 m

**Dining room** 3.9 m X 2.85 m

**Kitchen** 3 m X 2.99 m

**Den** 2.68 m X 2.93 m

**Laundry room** Measurements not available

**Primary Bedroom** 4.19 m X 3.93 m

**Bedroom 2** 3.05 m X 3.04 m

**Bedroom 3** 3.12 m X 3.02 m

**Bonus Room** 3.98 m X 390 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



**Royal**

**LePage**

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