



## 11328 86 Street Edmonton AB

\$399,900

Welcome to this spacious, modern home located in this mature neighborhood. This 1,618 sqft, 2-storey half duplex is ready for its next owner and offers an abundance of features. The main floor boasts an open-concept design, seamlessly connecting the living room, dining room, and kitchen. The bright layout provides ample space in all three areas, with a convenient half bath tucked away at the back. Upstairs, at the rear of the home, you'll find two nearly identical rooms alongside a full bathroom. These rooms are separated from the generously sized primary suite (which includes an ensuite and walk-in closet) by a hallway and the upstairs laundry room (one of two laundry room). The fully finished basement includes a separate entrance, second kitchen, second living room, bedroom, full bathroom, and additional laundry room. Outside, enjoy a spacious deck and a pathway leading to the double detached garage. This property is ideally located close to downtown, transit, shopping, schools, and all other amenities.

Listing Presented By:



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