



## 1720 Garnett Point 18 Edmonton AB

\$414,900

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom Duplex home located in West Edmonton, perfect for first-time homebuyers or to start a new life. The main floor features a bonus room, an expansive dining and a bright, open living area. The attached double-car garage at the front offers both convenience and curb appeal. Upstairs, you'll find spacious bedrooms with vaulted ceilings, adding a touch of luxury, along with a stunning 4-piece ensuite in the primary bedroom. This home is ideal for modern living with plenty of space and thoughtful design. Located close to essential amenities like Safeway, Costco, Save-On-Foods, and nearby gyms, this property is perfectly positioned for convenience. The future LRT expansion in the west will further boost the accessibility of the area. With easy access to major highways such as Whitemud Drive, Anthony Henday, Yellowhead Trail, and Stony Plain Road, commuting to downtown and other parts of the city is a breeze. Don't miss out on this fantastic opportunity!

Listing Presented By:



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