



## 313 41 STREET SW Edmonton AB

\$499,000

Welcome to this spacious half duplex, offering nearly 1,800 sq. ft. of comfortable living space. As you enter, you're greeted by elegant tile flooring at the entrance. The main floor features a convenient half bath, a garage door leading to a mudroom, and a well-appointed kitchen. The separate dining area is perfect for family gatherings, while the inviting living room boasts an electric fireplace, creating a cozy atmosphere. Enjoy easy access to the huge backyard through the sliding patio door, ideal for outdoor entertaining or relaxation. Upstairs, you'll find two bedrooms and a versatile bonus room that share a common bathroom. The expansive master bedroom features a walk-in closet and a private ensuite, providing a tranquil retreat. This property combines functionality and style, making it a perfect place to call home! Basement is unfinished waiting for your personal touch and also has potential for side entrance.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

deolsells@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net