



## 1225 WANYANDI Road 47 Edmonton AB

\$655,000

Welcome to this beautifully maintained half-duplex bungalow in a prestigious 18+ gated community. Offering 1,786 Sq ft of thoughtfully designed living space, this home features two bedrooms, a versatile den, and a fully finished basement. The spacious primary bedroom boasts a luxurious 5pce ensuite with a relaxing jetted tub & WIC. Natural light streams through four skylights, creating a warm and inviting ambiance throughout. The main floor includes a cozy gas fireplace, while outside, the deck with a gas line is ideal for BBQs and outdoor gatherings. The fully finished basement provides added versatility with a large REC room, a second bedroom, and a 3pce bath. Recent upgrades include a 2023 furnace, new shingles, and a brand-new washer. Additional features include central vacuum with attachments, a water softener, and air conditioning. The finished garage offers a floor drain and an electric car charger outlet. Enjoy low-maintenance living with modern amenities in this serene, adult-oriented community!

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

kamran@bridgewayrealestate.ca  
<http://kamranweg.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)