



## 6311 Cartmell Road SW Edmonton AB

\$519,000

NO CONDO FEES! SIDE ENTRANCE! SUNDECK! LANDSCAPED! This half duplex in Chappelle offers over 1,800 sqft of living space! Step into a spacious living area featuring a cozy fireplace, & the open-concept kitchen is equipped with sleek stainless steel appliances, a large island, & plenty of storage, seamlessly connecting to the dining room—ideal for hosting friends and family. Upstairs, unwind in the master bedroom complete with a luxurious 5-piece ensuite. 2 additional spacious bedrooms, a bonus room, a full bathroom, & a convenient walk-in laundry room complete the upper level, offering plenty of space for a growing family. Option to convert the basement into LEGAL SUITE for future income potential makes this house a buyer favorite. Enjoy outdoor living with a large sundeck and a private, fenced backyard. A double car garage provides both parking and extra storage. Located near schools, parks, & amenities, with quick access to Calgary Trail & Anthony Henday.

Listing Presented By:



Originally Listed by:  
Exp Realty

asbrealstate@yahoo.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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