



## 715 40 Street Edmonton AB

\$450,000

Discover this beautifully designed half duplex in Charlesworth, complete w/ a single attached garage & a contemporary, open-concept layout. The kitchen is a chef's delight, featuring stainless steel appliances, rich dark cabinetry, a chic tile backsplash, & a corner pantry for ample storage. The inviting living & dining areas are ideal for entertaining, w/ a convenient half bath on the main floor for guests. Upstairs, retreat to the generously sized primary bedroom w/ a luxurious 3-piece ensuite including a stand-up shower & a walk-in closet. Two additional bedrooms, a full bathroom, & a laundry area complete the upper level for added convenience. The fully finished basement provides even more living space, including a fourth bedroom, another full bath, a cozy family room, & a versatile den or office. Step outside to enjoy the backyard w/ a deck--perfect for relaxing or outdoor gatherings. This Charlesworth duplex combines comfort & style for a truly exceptional home. \*Some photos are virtually staged\*

Listing Presented By:



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