



## Edmonton Alberta

\$249,800

Well cared for 2 storey half duplex with a fully finished basement offering 1798 sq ft of total living space, providing more room than many homes or apartments in this price range and a great fit for a growing family. This 3 bedroom, 2 bathroom home features a rare main floor bedroom, a bright main living area with large windows, functional kitchen and dining space, NEW QUARTZ COUNTERTOPS, and NEW CARPET THROUGHOUT for a clean, updated feel. The finished basement adds valuable living space with 2 additional rooms and a flex area with future potential for a 4 piece bathroom, ideal for teens, guests, or a home office. Enjoy a private fenced yard and 2 outdoor parking stalls, one in the back driveway and one right out front. Located in a quiet, well managed community with quick access to 97 Street and Anthony Henday, close to parks, schools, shopping, and transit. (id:6769)

Family room 11'8 x 12'8

Storage 13' x 10'9

Utility room 9' x 12'4

Living room 13'2 x 13'5

Dining room 10'6 x 8'5

Kitchen 10'7 x 8'9

Primary Bedroom 11'10 x 10'1

Bedroom 2 13'9 x 10'9

Bedroom 3 9'2 x 8'10

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



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