



## Edmonton Alberta

\$215,000

Welcome to Norcastle in Baturyn! This impeccably maintained 1,000+ sq. ft. half-duplex is an ideal find for first-time buyers or military families (only 10 mins to CFB Edmonton). This 3-bedroom, 2-bathroom home shines with pride of ownership, featuring laminate flooring, vinyl windows, and an efficient two-storey floor plan. The main floor offers a cozy living room and a bright, sun-filled kitchen with a dinette. Step through the patio doors to your private, south-facing fenced backyard--perfect for entertaining or pets. Upstairs, you'll find a spacious primary suite and two additional well-sized bedrooms. The unspoiled basement is a blank canvas just waiting for your imagination to turn it into a theatre or home gym. (id:6769)

Laundry room 2.37 m X 1.54 m

Living room 4.72 m X 3.41 m

Dining room 3.44 m X 3.42 m

Kitchen 3.16 m X 2.2 m

Primary Bedroom 3.42 m X 3.24 m

Bedroom 2 3.07 m X 2.41 m

Bedroom 3 3.36 m X 2.68 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<https://www.macintoshgroup.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.