



## Edmonton Alberta

\$374,900

WELCOME HOME! This 3-bedroom, 2.5-bathroom half duplex in Canora offers a great opportunity for families, first-time buyers, or investors. The large kitchen provides plenty of cabinet and counter space, while the spacious living areas offer room for everyday living. Upstairs, the oversized primary bedroom features lots of space, plus 2 additional bedrooms and a 4 piece bathroom! Stay comfortable year-round with air conditioning and energy-efficient triple-pane windows. Outside, you'll find a good-sized yard and a double detached garage with plenty of room for parking and storage. The Celebright exterior lighting adds convenience and curb appeal throughout the year. Located close to shopping, restaurants, schools, parks, and public transit, with quick access to major routes for an easy commute. NO CONDO FEES! (id:6769)

Family room 5.00 x 3.78

Living room 5.26 x 4.10

Dining room 3.90 x 2.79

Kitchen 3.76 x 3.63

Primary Bedroom 5.29 x 4.14

Bedroom 2 3.80 x 3.04

Bedroom 3 3.08 x 3.04

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.