



## Edmonton Alberta

\$438,000

Highly sought-after 45+ community of Villas of Riverbend, this half-duplex bungalow condo offers 1267 sqft + 853sqft fully finished Bsmt & double attached garage. Just steps from Riverbend Square, the Library, Safeway & a variety of shops & amenities. With vaulted ceilings, comfort & convenience and features a lots of windows, granite counters & spacious eating area. The formal dining room & inviting living room, complete with a cozy gas fireplace, provide ideal spaces for entertaining and relaxation. Facing South West with abundant natural light. The main floor has 2 bedrooms & 2 full baths. The primary suite includes both a walk-in closet & a standard closet and a 3 pc ensuite with a large shower. A laundry area & direct garage access add to the home's practicality. The fully finished basement features high ceiling, a generous rec room, 2 oversized bedrooms & newer carpeting a 4 pc bath. The double attached garage has shelving included. This well maintained home is move in ready. Make the move today! (id:6769)

Family room 4.73 m X 5.99 m

Bedroom 3 3.09 m X 4.11 m

Bedroom 4 4.66 m X 3.61 m

Living room 7.14 m X 3.66 m

Dining room 3.45 m X 2.63 m

Kitchen 3.63 m X 3.33 m

Primary Bedroom 4.54 m X 3.65 m

Bedroom 2 3.94 m X 2.79 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<http://theicon360.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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