



## Edmonton Alberta

\$394,000

Modern Living in Coveted Grovenor Welcome to this well maintained half duplex, perfectly positioned in one of Edmonton's most desirable mature communities. Just minutes from Freson Bros and the upscale amenities of West Block, think boutique cafes, acclaimed restaurants, and lifestyle conveniences this home offers an elevated urban experience. Commuting is effortless with the University of Alberta only 8 minutes away and the future Valley Line LRT station a 10 minute walk. Whether you're a professional, student, or savvy investor, the location speaks for itself. Stylish, strategic, and situated for success. (id:6769)

Living room 3.9 m X 5.64 m

Dining room 1.91 m X 3.78 m

Kitchen 2.73 m X 3.78 m

Primary Bedroom 3.94 m X 2.7 m

Bedroom 2 3.64 m X 2.69 m

Bedroom 3 3.65 m X 3.26 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://www.youryegagent.com/>



**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.