



## Edmonton Alberta

\$449,900

Welcome to this well-maintained home in the desirable community of Duggan! As you enter the front door, you're welcomed by a bright and inviting layout featuring a sunken living room and a cozy flex space. A charming arched opening leads into the functional kitchen overlooking the SW backyard, with easy access to the dining area and main floor bedrooms, creating a comfortable flow throughout the home. The main floor features 3 bedrooms, a full bathroom, and a 2-piece ensuite. The partially finished basement includes a large den, extra room, and a 3-piece bathroom. The utility and laundry area provide additional storage with built-in shelving. Outside you'll find a large fenced yard with plenty of green space, plus a gated rear driveway leading to the oversized double detached garage. Situated beside a quiet walkway and conveniently located near amenities and major roadways in a family-friendly neighbourhood. Many Updates and Improvements.

PHOTOS AI MODIFIED TO REMOVE BELONGINGS (id:6769)

Den 3.32 m X 3.28 m

Living room 3.67 m X 5.96 m

Dining room 1.91 m X 2.48 m

Kitchen 3.53 m X 2.48 m

Primary Bedroom 3.07 m X 4.32 m

Bedroom 2 4 m X 3.15 m

Bedroom 3 2.97 m X 3.07 m

Bonus Room 2.85 m X 3.61 m

Listing Presented By:



Originally Listed by:  
Sterling Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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