



## Edmonton Alberta

\$265,000

Located just outside the downtown core, this Central McDougall half duplex is ideal for those looking for a blend of easy city access with a neighbourhood feel! Hardwood floors span the main floor, where you'll find a cozy gas fireplace, bright south-facing windows, and a 2-piece bathroom. The kitchen and dining area open to a spacious deck, perfect for outdoor gatherings. Upstairs features the primary bedroom with a walk-in closet and 2-piece ensuite, two more bedrooms, and a 3-piece bathroom. The fully finished basement offers a large rec room with a kitchenette, plus laundry and storage. Conveniently located near Royal Alexandra Hospital, public transit, Kingsway Mall, schools, shopping, and quick access to the Ice District, Commonwealth Stadium, and the beautiful river valley trails. (id:6769)

Recreation room 12'10 x 29'10

Utility room 8'5 x 17'8

Living room 16'6 x 13'0

Dining room 14'1 x 9'10

Kitchen 13'5 x 9'3

Primary Bedroom 21'4 x 13'3

Bedroom 2 9'11 x 9'0

Bedroom 3 9'11 x 9'9

Listing Presented By:



Originally Listed by:  
Real Broker

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