



## Edmonton Alberta

\$399,000

BACKING ONTO LAKE BEAUMARIS! This 1,280 sqft WALK-OUT basement, half duplex offers everything you need from spectacular views right off your deck to a double attached garage! On the main floor you will appreciate the spacious living room w. Cozy fireplace, dining room, COVERED patio, timeless kitchen, reading nook/office, half bath, UPSTAIRS laundry, 2 generous bedrooms including your primary suite with its own ensuite 3 pce bath equipped with WALK-IN TUB! Whether you walk downstairs or need a chair lift to enjoy the basement, we have you covered! Your lower level allows for a game room or family room, workshop/storage, bedroom and 4pce ensuite bath! Located in the 50+ community of Horizon Beaumaris, you are steps away from scenic walking trails, amenities and shopping! Recent upgrades include 2 furnaces basement (2006); main floor (2017), Air conditioning (2022), Sliding windows replaced (2023). A must see! (id:6769)

Bedroom 4 3.71 m X 3.74 m

Living room 3.97 m X 5.12 m

Dining room 3.59 m X 3.53 m

Kitchen 3.59 m X 2.7 m

Primary Bedroom 3.2 m X 4.07 m

Bedroom 2 2.44 m X 3.19 m

Bedroom 3 2.81 m X 4.07 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.chloesells.ca/>

**RE/MAX ELITE**

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