



## Edmonton Alberta

\$488,888

Discover exceptional value in this stylish half duplex located in the established, family-friendly community of High Park—just 15 minutes to downtown and minutes from the Ice District, West Edmonton Mall, MacEwan University, NAIT, schools, parks, and transit. Offering 4 spacious bedrooms and 3.5 bathrooms, this home is perfect for families or savvy investors. The bright, open-concept main floor is designed for modern living, featuring a sleek kitchen with stainless steel appliances and a large island ideal for entertaining. The fully finished basement includes a private entrance, generous bedroom, full bath, and living area with kitchen rough-ins—an excellent opportunity for rental income or extended family. Enjoy central A/C and a quiet backyard with patio and fire pit, perfect for relaxing or hosting guests. Don't miss this rare opportunity! (id:6769)

Bedroom 4 5.33 m X 3.23 m

Living room 4.85 m X 3.72 m

Dining room 4.72 m X 2.71 m

Kitchen 3.9 m X 2.5 m

Laundry room 1.1 m X 0.88 m

Primary Bedroom 4.69 m X 3.87 m

Bedroom 2 4.05 m X 2.8 m

Bedroom 3 3.57 m X 2.77 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.francomaione.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.