



## Edmonton Alberta

\$399,900

Nearly 1,300 sq. ft. ADULT LIVING DUPLEX BUNGALOW for sale backing onto ERMINESKIN PARK! This 4 BEDROOM, 3 BATHROOM home offers a quiet, low-maintenance lifestyle in a PRIME LOCATION surrounded by GREEN SPACE, WALKING TRAILS & PARK VIEWS right out your back door. Inside features a FUNCTIONAL KITCHEN with plenty of prep space and storage, a SPACIOUS LIVING ROOM w/ LARGE WINDOWS that flood the home with NATURAL LIGHT, and a FORMAL DINING ROOM perfect for hosting family & friends. The PRIMARY BEDROOM offers a WALK-THRU CLOSET leading to a 5-PC ENSUITE, creating a comfortable and private retreat. Downstairs boasts 2 more bedrooms, one w/ a 3PC ensuite, and a flex space! Additional highlights include CENTRAL AC, a DOUBLE ATTACHED GARAGE, and a peaceful setting backing directly onto PARK SPACE for your quiet mornings or late evening strolls. Quick access to the ANTHONY HENDAY & WHITEMUD DR. Steps away from amenities such as banks, groceries, restaurants, & public transportation.

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Family room 3.84 x 3.58

Bedroom 3 3.24 x 3.63

Bedroom 4 3.64 x 3.14

Utility room 2.17 x 1.74

Living room 5.15 x 3.28

Dining room 3.92 x 2.44

Kitchen 2.74 x 4.07

Primary Bedroom 3.93 x 3.62

Bedroom 2 2.84 x 3.67

Laundry room 1.68 x 0.99

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate



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