



## Edmonton Alberta

\$679,000

Welcome to this stunning brand new half-duplex, thoughtfully crafted with tons of upgrades and located in a highly desirable, central neighborhood close to all major amenities. This home features a total of 6 generously sized bedrooms and 4 full bathrooms, including a rare main floor bedroom and full bath--ideal for guests, extended family, or flexible living needs. The open-concept layout is designed for comfort and functionality, with premium finishes throughout, including modern lighting, sleek cabinetry, and quartz countertops. Downstairs include a fully legal 2-bedroom basement suite with its own private entrance presents an outstanding mortgage helper or investment opportunity. A double detached garage provides secure parking. Perfectly situated near public transit, schools, shopping, and just minutes from the University area, this home is an exceptional opportunity for families, students, or investors looking for a turnkey property in a prime location. (id:6769)

Recreation room 11'5" x 12'4"

Bedroom 5 9'7" x 9'10"

Bedroom 6 8'3" x 12'1"

Second Kitchen 9'7" x 8'11"

Utility room 6'4" x 7'1"

Utility room 4'11" x 4'1"

Living room 11'9" x 13'

Dining room 11'9" x 7'

Kitchen 15'10" x 11'2"

Bedroom 2 11'5" x 8'

Primary Bedroom 12' x 12'11"

Bedroom 3 8'7" x 12'9"

Bedroom 4 8'9" x 12'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**Ahmad Sai**  
RE/MAX RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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