



## Edmonton Alberta

\$444,800

Welcome to this spacious 5-bedroom bi-level in the highly sought-after community of West Duggan. Offering 1,194 sq ft above grade, this solid home has great bones and incredible potential. Featuring 3+2 bedrooms and 2.5 bathrooms, it's the perfect layout for growing families or multi-generational living. Recent updates include new flooring (2026), fresh neutral paint (2026), shingles (2015), windows and light fixtures (2014/2015), furnace and hot water tank (2014), eavestroughs (2015), and washer, dryer, and fridge (2014). The bright main floor boasts a generous living room, three spacious bedrooms, and a primary suite with a convenient 2-piece ensuite. The basement, complete with a separate entrance, offers a large family room, two additional bedrooms, and a 3-piece bath—ideal for extended family or future suite potential. A double garage and large yard complete the package. Close to schools, parks, and amenities, this is a fantastic opportunity to build equity in a prime location. (id:6769)

Bedroom 4 5.23 m X 3.88 m

Bedroom 5 4.1 m X 3.89 m

Recreation room 5.58 m X 3.85 m

Living room 4.81 m X 4.3 m

Dining room 4.03 m X 2.68 m

Kitchen 4.06 m X 2.99 m

Primary Bedroom 4.04 m X 3.36 m

Bedroom 2 3.78 m X 2.58 m

Bedroom 3 3.77 m X 2.77 m

Listing Presented By:



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