



## Edmonton Alberta

\$299,988

Welcome to this Centrally Air conditioned Half Duplex home with single attached garage located at South Terwillegar, most desired location in Edmonton. Original owner, never rented. The seller used the duplex as a home office for a lot of years, there is some furniture that can be left behind if desired. Close to Nellie Carlson School(k-9) and Lillian Osborne high Schools. Main floor has Kitchen, Living room with a gas fireplace, Dining area & a half bath. Private backyard is landscaped and fenced, with a maintenance free deck. Upper floor has 2 large primary bedrooms & 2 bathrooms. Basement is unfinished. Close to Terwillegar Rec Centre, bus stop, Shopping centres, restaurants. A Property appraisal was done at \$338,000 on November 29, 2024 by Alberta Property Appraisals Ltd. The seller is offering \$10,000 price reduction or allowance to the buyer for future renovations, at closing. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**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.