



## Edmonton Alberta

\$450,000

Rare Find in Beaumaris! NO CONDO FEES. Own a truly unique 3-bedroom half duplex bungalow in the heart of Beaumaris, never listed before. This front-to-back floor plan feels nothing like a typical duplex, offering privacy and spaciousness at incredible value. The bright main floor features a floor-to-ceiling brick wood-burning fireplace, brand new flooring, and fresh paint. Sliding patio doors open to a large deck where you can catch a glimpse of the lake through the trees. The kitchen offers ample cabinetry, generous counter space, and plenty of room to cook and gather. Well-sized bedrooms suit growing families, and the developed lower level with an additional bathroom adds flexibility for guests, teens. Newer shingles and windows add peace of mind. Step out your back gate and you are right on the Beaumaris Lake walking trail, in one of Edmonton's quietest, most established neighbourhoods. Morning walks and evening strolls are simply part of everyday life here. (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

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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