



Edmonton Alberta

\$344,888

AFFORDABLE FAMILY LIVING IN ROYAL GARDENS! This well-maintained & lovingly cared-for 2-storey half duplex offers a bright, practical layout with a spacious living room, generous dining area & large kitchen with abundant cabinetry, counter space and pantry storage. A convenient main-floor half bath with laundry adds everyday function. Upstairs are 3 bedrooms, including a roomy primary bedroom, plus a full bath. The developed basement expands the living space with an oversized 4th flex-room, family room/flex area ideal for a gym, playroom or home office, a 3-piece bath & useful storage. Outside, enjoy a private fenced yard with mature trees, lawn, patio & storage shed--great for children, pets, gardening or summer entertaining. Set in a family-friendly neighbourhood close to schools, playgrounds, parks, sports fields, shopping & everyday amenities, with easy access to transit, LRT & major routes. An affordable, move-in-ready home with space for the whole family! **RARE OPPORTUNITY! Hurry!** (id:6769)

Family room 3.1 m X 4.92 m

Recreation room 3.49 m X 6.9 m

Living room 3.66 m X 5.15 m

Dining room 3.28 m X 2.61 m

Kitchen 3.34 m X 3.31 m

Laundry room 0.95 m X 1.58 m

Primary Bedroom 3.33 m X 5.15 m

Bedroom 2 3.67 m X 2.74 m

Bedroom 3 2.92 m X 3.04 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<http://www.edmontonhomepros.ca/>



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