



Edmonton Alberta

\$692,888

RARE OPPORTUNITY! Prime McKernan location just steps to the U of A & walking distance to LRT--ideal for students, professionals & investors. This modern 1,627 sq.ft. 2-storey half-duplex offers a bright open-concept main floor featuring wide-plank flooring, large living room & sleek linear fireplace. The kitchen is designed for function & style with quartz countertops, waterfall island w/ raised eating bar, two-tone cabinetry & stainless steel appliances, flowing into the dining area. Rear mudroom + 2pc bath adds convenience. Upstairs features 3 bedrooms including a spacious primary with walk-in closet & ensuite, plus upper laundry. Fully finished basement with separate entrance offers added flexibility with a large family room, bedroom, full bath & storage. Fenced yard, deck & double detached garage. Walk to U of A, Whyte Ave, cafes, dining & transit. Great for young professionals who work or study at the U of A. This is a location you will not outgrow! Move-in ready with immediate possession available! (id:6769)

Family room 4.69 m X 3.48 m

Bedroom 4 3.06 m X 3.85 m

Bedroom 5 2.69 m X 3.31 m

Living room 4.81 m X 4.59 m

Dining room 3.16 m X 4.31 m

Kitchen 4.67 m X 3.78 m

Primary Bedroom 4.37 m X 3.69 m

Bedroom 2 3.11 m X 2.83 m

Bedroom 3 4.12 m X 2.94 m

Laundry room 1.57 m X 2.58 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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