



Edmonton Alberta

\$369,000

Welcome to the Community of Canossa, where this well-maintained, 2nd-owner, updated, fully finished, 3 Bedroom, 2.1 Bath, 2-Storey Half Duplex w/ Single Attached, Insul. Garage sits ideally on a large, fenced corner lot at the end of a friendly cul-de-sac. This home exudes curb appeal w/ a story-book front veranda that welcomes you inside to a desirable, open-concept layout, adorned w/so much natural light, where the Kitchen, Dining Area & Main Living Space encourage a great environment for practical daily living. Bask in backyard views, lots of large windows. Cozy, gas fireplace. Peninsula Kitchen features newer SS Appliances, modern white cabinetry. Newer Vinyl PLank throughout the home ('19). Upstairs finds Perfect Primary w/ 4-pc Ensuite & WI Closet. 2 More Big Bedrooms & 4-pc Main Bath. Fully Fin Basement features large, bright Rec Room, Laundry, Utility & Storage. Love the Big, Private Backyard, nearby Walking Trails, Canossa Pond, Parks, Public Transit & Amenities. Roof('19). Hot H2O Tank('26) (id:6769)

Recreation room 5.57 m X 3.84 m

Utility room 3.12 m X 5.5 m

Living room 3.18 m X 3.97 m

Dining room 2.65 m X 2.78 m

Kitchen 3.48 m X 2.95 m

Bedroom 3 2.79 m X 2.97 m

Primary Bedroom 4.22 m X 4.13 m

Bedroom 2 2.91 m X 4.02 m

Listing Presented By:



Originally Listed by:
NOW Real Estate Group

<https://lisahewitt.nowrealestategroup.ca/>



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.