



## Edmonton Alberta

\$339,900

Charming 4 bedroom half duplex nestled in the heart of Parkdale, just minutes from the downtown core. Exceptional value with NO MONTHLY CONDO FEES! Upon entrance you'll be greeted by the bright main floor with a spacious living area & cozy fireplace, perfect for relaxing evenings. The kitchen offers great functionality with NEWER appliances and a water softener for added comfort and efficiency. Three well-sized bedrooms and 4 piece bathroom can be found upstairs, while the partially finished basement with NEW hot water tank (2024) provides a den and an additional bedroom, perfect for guests, a home office, or extra living space. Outside, enjoy the convenience of an OVERSIZED double detached garage with a LOFT, offering ample storage or workshop potential. The private yard provides a comfortable outdoor space for everyday use. Centrally located near downtown, NAIT, major amenities, and transit. Great opportunity for first-time buyers, growing families, or investors. Immediate possession available (id:6769)

Den 2.22 m X 2.95 m

Bedroom 4 2.28 m X 3.26 m

Living room 3.52 m X 5.45 m

Dining room 3.54 m X 2.68 m

Kitchen 3.09 m X 2.56 m

Primary Bedroom 3.32 m X 4.55 m

Bedroom 2 2.66 m X 3.79 m

Bedroom 3 2.43 m X 3.02 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.almahadzic.com/>

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