



## Edmonton Alberta

\$334,900

Parkdale 3+1 bedroom 2 storey half duplex just waling distance to all shopping, schools, and transportation. This home has fresh paint throughout the entire home which gives it a very welcome the bright and welcome feel. The main floor has a large living room area with a cozy fireplace. The kitchen offers and open feel with NEWER appliances, oak cabinets and a formal eating area. The upper level has 3 spacious bedrooms and 4 piece bathroom. The basement is partially finished with NEW hot water tank in 2024, and open area and an additional bedroom. The property is fully fenced outside with a private yard and the double detached oversized garage has opener and controller with a LOFT for additional storage. The home is centrally located near downtown, NAIT, major amenities, and transit. This is a great opportunity to move into a newer home in a mature neighborhood. Great investment property or for the first time buyer (id:6769)

Den 2.22 m X 2.95 m

Bedroom 4 2.28 m X 3.26 m

Living room 3.51 m X 5.45 m

Dining room 3.55 m X 2.67 m

Kitchen 3.1 m X 2.55 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:  
REMAX River City

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



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