



## Edmonton Alberta

\$349,900

NO CONDO FEES!! Built in 2017, this modern rear-unit duplex offers space, layout, and finishes buyers are looking for without the monthly fees. The open-concept main floor features quartz countertops, stainless steel appliances, a large island, and plenty of room for everyday living and entertaining. Upstairs, both bedrooms are true primary suites, complete with walk-in closets and private ensuites, making this an ideal setup for homeowners, roommates, guests, or investors. The unfinished basement features 9ft ceilings and roughed-in plumbing, providing excellent potential for future development. Outside, enjoy your private yard and detached single garage. Conveniently located close to downtown, NAIT, shopping, schools, restaurants, transit, and major commuter routes. Whether you're looking for your first home, your next investment property, or a low-maintenance lifestyle without compromise, this property delivers exceptional value in a newer-built home. Modern. Practical. Move-in ready. (id:6769)

Living room 5.01 m X 3.03 m

Dining room 3.48 m X 2.67 m

Kitchen 3.44 m X 2.68 m

Primary Bedroom 3.82 m X 3.27 m

Bedroom 2 3.85 m X 3.14 m

Listing Presented By:



Originally Listed by:  
Exp Realty



**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.