



## Edmonton Alberta

\$459,888

STYLISH WESTWOOD HALF-DUPLEX WITH FINISHED BASEMENT, DOUBLE GARAGE & WALKABLE NAIT LOCATION! Bright open-concept main floor featuring a stunning kitchen with quartz countertops, 2-tone cabinetry, large island with seating, walk-in pantry & stainless appliances. Gas hookup for outdoor BBQ is in! The kitchen flows seamlessly into the spacious dining area and cozy living room anchored by a stone fireplace. A main-floor office/flex room adds excellent work-from-home functionality. Upstairs offers a generous primary suite with walk-in closet and beautiful 5-piece ensuite with double sinks, soaker tub & separate shower, plus 2 additional bedrooms, full bath & convenient upper laundry. The fully finished basement provides a large recreation space, 4th bedroom & full bathroom. Outside features a private fenced yard with garden beds, large rear deck and double detached garage. Located on a quiet tree-lined street approx. 10 minutes walk to NAIT with quick Yellowhead access, transit routes & easy downtown commute. (id:6769)

Family room 5.48 m X 7.44 m  
Bedroom 4 3.65 m X 3.9 m  
Utility room 1.77 m X 2.28 m  
Living room 3.83 m X 3.77 m  
Dining room 2.07 m X 3.65 m  
Kitchen 3.66 m X 5.95 m

Den 3.92 m X 3.5 m  
Primary Bedroom 3.94 m X 4.52 m  
Bedroom 2 2.81 m X 4.56 m  
Bedroom 3 2.85 m X 3.67 m  
Laundry room 1.65 m X 2.45 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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