



## Edmonton Alberta

\$649,900

Just mins from downtown, this stylish half duplex is a hidden gem that blends luxury finishes & effortless everyday living. The main floor is built for hosting: triple-pane windows, LVP flooring, a brick-wrapped electric fireplace, & showpiece quartz island w/ double waterfall edges! The wall oven, cooktop w/ gas rough-in, walk-in pantry & window over the sink make cooking feel elevated. Slide open the patio door to a partially covered composite deck w/ natural gas hookup perfect for summer nights, overlooking a fully landscaped yard & an oversized heated garage. Upstairs, the spacious primary suite feels like a retreat w/ a large walk-in closet, makeup station, spa-inspired ensuite, & a private covered balcony. A second bedroom, laundry w/ sink, & a bonus room FINISHED TO BUYER preference complete the level. The legal suite below adds flexibility w/ its own side entrance, big windows, SS appliances, private laundry, separate mechanicals, & a tenant willing to stay. Ideal for living, hosting & investing! (id:6769)

Bedroom 4 3.98m x 3.69m  
Second Kitchen 4.51m x .96m  
Recreation room 11.0m x 2.97m  
Living room 5.93m x 5.09m  
Dining room 5.14m x 5.62m  
Kitchen 5.14m x 3.18m  
Mud room Measurements not available

Pantry Measurements not available  
Family room 3.23m x 2.85m  
Primary Bedroom 5.69m x 3.30m  
Bedroom 2 5.05m x 2.85m  
Bedroom 3 3.23m x 2.85m  
Laundry room 2.15m x 2.28m

Listing Presented By:



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Century 21 Leading

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