



## Edmonton Alberta

\$399,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. Charming Prince Charles Home Converted to Duplex in 2009. Corner Lot with Privacy. This beautifully updated bungalow, thoughtfully converted into a duplex in 2009, offers a rare combination of character, space, and privacy. The homes are connected only at the double garages, giving you your own living spaces while sharing just the garage wall. Mature trees on the property, provide a serene, private setting. Inside, the main floor features a bright living room, a versatile front dining room (or extra bedroom/office), a functional kitchen, and the primary bedroom with ensuite. The lower level includes two additional bedrooms, 3-pc bathroom, a spacious living area, and a laundry room. This home offers 1,467 sqft of total living space (incl. basement). Outside, enjoy a large fenced yard, a dedicated dog run, shed, cozy fire pit area, and a hot tub. Double Attached Garage for parking, minutes from Kingsway and NAIT. (id:6769)

Family room 3.12 m X 4.84 m

Bedroom 2 3.52 m X 3.04 m

Bedroom 3 2.81 m X 3.52 m

Living room 3.41 m X 4.58 m

Kitchen 3.01 m X 3.36 m

Den 2.7 m X 3.5 m

Primary Bedroom 3.58 m X 3.13 m

Listing Presented By:



Originally Listed by:  
HonestDoor Inc

<https://www.honestdoor.com/>



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