



## Edmonton Alberta

\$459,900

In the Heart of sought after Westmount sits this large half duplex with a double attached garage. This incredible location is one of the most desirable central neighborhoods. Across from a school, park, Westmount fitness club, three blocks from trendy 124st with cafes and restaurants making for an amazing walkable neighborhood. Downtown and the River Valley are at your doorstep! The home has been nicely upgraded including shingles in 2015, HWT in 2018, some appliances only 2 years old, vinyl flooring baseboard and paint in 2025. Built in 1994 by the owner's family this condo has NO CONDO FEES or MANAGEMENT COMPANY, when it was built the city didn't allow for lot splitting. (id:6769)

Living room 4 m X 4.5 m

Dining room 3 m X 3.4 m

Kitchen 2.9 m X 3.3 m

Family room 3.8 m X 4.3 m

Laundry room Measurements not available

Primary Bedroom 3.8 m X 4.4 m

Bedroom 2 3.1 m X 3.2 m

Bedroom 3 3 m X 3.6 m

Listing Presented By:



Originally Listed by:  
2% Realty Pro

<http://jonhull.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)