

Edmonton Alberta

$448,000

A rare opportunity to own a custom-built duplex with NO CONDO FEES, ideally situated close to central Edmonton! Offering a unique layout with only the garage serving as the common wall, this home offers added privacy and windows on all sides, allowing natural light to flow throughout. The inviting main floor is highlighted by 9' ceilings, an open-concept layout, and an impressive 8' front entry door. The kitchen blends style & functionality with an oversized island, chimney-style hood fan, and ample pantry storage. Upstairs are three spacious bedrooms, each with closet organizers. Quality features include triple-pane windows, spray foam insulation at the rim joists, 9' basement ceilings, and an insulated garage with 10' ceilings and an R16 insulated door. A concrete parking pad on the side provides extra parking or space for a shed. Enjoy a generous side yard & private backyard for your outdoor entertainment. A distinctive home offering privacy, quality, and comfort. Come see the difference for yourself! (id:6769)

Living room Measurements not available
Dining room Measurements not available
Kitchen Measurements not available
Primary Bedroom 5.37 m X 4.23 m
Bedroom 2 3.12 m X 3.16 m
Bedroom 3 3.32 m X 4.28 m

Listing Presented By:



Originally Listed by:
Real Broker

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.