



## Edmonton Alberta

\$412,500

Welcome to this well-maintained 2-storey half duplex in the family-friendly community of Callaghan. Located on a quiet street with no rear neighbours, this home offers a large south-facing, fully fenced backyard with a deck, perfect for summer enjoyment. The open-concept main floor features hardwood flooring, a bright kitchen with granite countertops, tile backsplash, ample cabinetry, and a large centre island, flowing into the spacious living and dining areas with patio door access to the yard. A convenient 2-pc bath completes the main level. Upstairs offers 3 spacious bedrooms, including a primary suite with double closets and an ensuite washroom. Two additional bedrooms and a full washroom complete this level. Ideally located close to schools, shopping, transit, and amenities, with quick access to Ellerslie Road, Anthony Henday and 41 Ave and Hwy 2. (id:6769)

Living room 4.16 x 3.41

Dining room 2.58 x 2.42

Kitchen 3.17 x 2.46

Primary Bedroom 4.77 x 3.37

Bedroom 2 4.20 x 2.86

Bedroom 3 4.23 x 2.85

Listing Presented By:



Originally Listed by:  
Candid Realty & Management Ltd



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