



## Edmonton Alberta

\$556,800

For more information, please click on View Listing on Realtor Website. This air-conditioned modern duplex features 4 bedrooms, 2.5 baths, and 1,678 sq ft of stylish living space. Professionally landscaped with a privacy fence, it also includes a separate side entrance for future basement development. Enjoy over potentially \$13,000 in upgrades, including a \$9,000 smart appliance package, \$4,000 video alarm system, and Ecobee Pro heating—all controllable by smartphone. The main floor boasts a marble fireplace, coffered ceiling, and upgraded lighting. The primary bedroom offers a recessed ceiling and a luxurious ensuite with frameless glass shower, rainhead, and premium fixtures. Located just one block from two schools and across from a large park in a newly revitalized neighbourhood. Only 5 minutes to major shopping, 10 minutes to a Muslim school, and steps from one of the city's best cafes—this is one of the prettiest and most well-equipped duplexes on the market. (id:6769)

Living room 3.61 m X 5.6 m

Dining room 2.74 m X 3.85 m

Kitchen 3.15 m X 4.3 m

Bedroom 2 2.61 m X 2.72 m

Primary Bedroom 3.98 m X 3.94 m

Bedroom 3 2.85 m X 3.81 m

Bedroom 4 2.85 m X 3.32 m

Laundry room 0.97 m X 1.67 m

Listing Presented By:



Originally Listed by:  
Easy List Realty



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