



## Edmonton Alberta

\$389,900

Welcome to this beautifully renovated half duplex in the community of Balwin! This versatile property offers exceptional value featuring a secondary suite with a separate entrance - ideal for extended family. The main floor boasts a bright and inviting layout with 3 spacious bedrooms, a full bathroom, and a sun-filled living room with a vaulted ceiling. The functional kitchen and adjoining dining area provide a comfortable space for everyday living and entertaining. Downstairs, the fully finished basement offers 2 additional bedrooms, a second kitchen, a generous living area and separate laundry. Located in a convenient and established neighborhood, this home is just minutes from schools, parks, shopping amenities, and a public swimming pool, making it a great choice for families. With easy access to transit and major routes, commuting is a breeze! Don't miss this fantastic opportunity! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**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.