



## Edmonton Alberta

\$695,000

Discover a maintenance-free lifestyle in this exquisite Brass III half duplex nestled in a serene crescent, designed for those seeking simplicity. (NOT A CONDO) Offering over 1600 SQFT with 9 ft. ceilings, an open layout features hardwood and ceramic floors, a large island kitchen with granite countertops and walk-in pantry, and a cozy gas fireplace in the great room. The KING SIZED PRIMARY suite boasts a 4-piece ensuite and walk-in closet, complemented by a second bedroom/office, another full bath, and main floor laundry. The walk-out basement adds a large rec/family room, third bedroom, 4 piece bath, hobby area, and ample storage. Equipped with two furnaces, full air conditioning, irrigation system, reverse osmosis water system, plus a double garage with hot & cold water, floor drain and an EXTRA LONG DRIVEWAY. Special APPLE TREE! Landscaping and snow removal services are included. IMMACULATEDLY MAINTAINED - SIMPLIFY your life, move in and ENJOY all of the AMENITIES nearby in this convenient location! (id:6769)

Bedroom 3 4.64 m X 3.55 m

Other 3.02 m X 2.39 m

Storage 9.14 m X 4.44 m

Living room 5.91 m X 5.63 m

Dining room 4.91 m X 3.91 m

Kitchen 3.96 m X 3.35 m

Primary Bedroom 4.65 m X 3.63 m

Bedroom 2 3.27 m X 3.15 m

Sunroom 4.76 m X 3.12 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.riverbendricky.com/>

**RE/MAX ELITE**

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