



## Edmonton Alberta

\$439,900

Discover elegance and efficiency in this captivating half duplex, located in the desirable Graydon Hill subdivision. This Landmark Homes masterpiece boasts 1536 sq ft of thoughtfully designed space, incl. 3 inviting bedrooms, 2.5 baths, and a double attached garage. Inside, you're greeted by luxurious granite countertops, durable laminate floors, and an array of energy-saving features such as a tankless hot water system, triple-pane windows, and an HRV system, all contributing to a lower carbon footprint and enhanced comfort. The home's family-friendly design is highlighted by a 2-tiered deck, offering the perfect backdrop for gatherings or quiet evenings. With its blend of style, sustainability, and comfort, this residence is an ideal choice for those seeking a harmonious living environment. Embrace the opportunity to create lasting memories in a home that's built for the future and enhanced by the local HOA. This home is close to all amenities: shopping, schools, walking trails, and the Anthony Henday. (id:6769)

Living room 3.38 m X 5.28 m

Dining room 3.05 m X 3.16 m

Kitchen 3.05 m X 4.12 m

Family room Measurements not available

Mud room 2.26 m X 2.62 m

Primary Bedroom 3.59 m X 4.57 m

Bedroom 2 2.74 m X 3.89 m

Bedroom 3 3.55 m X 4.22 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net