



## Edmonton Alberta

\$499,910

Motivated Sellers Offering This 5 Year New-Air Conditioned 4 Bed 4 Bath Duplex in Edgemont! With Over 2100 Sq Ft Fully Developed, There is Plenty of Room For Your Expanding Family. The Main Floor Has an Expansive Open Concept Floor Plan With a Large Foyer and Laundry Room With Extra Storage. The Upper Level Enjoys 2 Spacious Bedrooms, a Very Usable Office Space and a Large Primary with a 4 Pce Ensuite. The Fully Developed Lower Level Boast The 4th Bedroom, an Expansive Rec Area, a Functional Bar Space and an Additional 4 Pce Bathroom. Bonus Storage Spaces Under The Stairs and Utility Room. Enjoy Lower Electricity Bills With The Brand New Solar Power System. You'll Enjoy The Fenced Back Yard With a Composite Deck and New Landscape Blocked Fire Pit Area. The Double Attached Garaged is Drywalled and Taped. A Turn-Key Very Well Maintained Home! - Well Worth a Look! (id:6769)

Bedroom 4 8'2 x 12'6

Recreation room 11'7 x 12'6

Storage 4'3 x 7'11

Utility room 7'4 x 7'11

Living room 12'7 x 12'10

Dining room 8'6 x 9'5

Kitchen 13' x 10'7

Laundry room 8'10 x 7'11

Den 8'10 x 9'1

Primary Bedroom 12'5 x 14'10

Bedroom 2 10'8 x 13'3

Bedroom 3 10'2 x 13'2

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<https://www.thedumondgroup.com/>



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