



## Edmonton Alberta

\$346,900

Welcome to this very well maintained 2 storey half duplex located in Clareview Town Centre. NO CONDO FEES!!! This property is 1227 sq ft of living space, which includes 3 bedrooms & 1 1/2 bathrooms. Open concept main floor features kitchen with maple cabinets & SS appliances, dining room, a spacious living, half bath & laminate flooring through out. Patio doors lead to your west facing backyard with a raised deck, patio with planters & shed for extra storage. Private gate from your backyard leads you to the shopping centre. Second floor comes with primary bedroom, 2 more bedrooms & 4 piece bathroom. This home comes with central AC, single front attached garage, newer hot water tank (2020), newer humidifier (2022) and replaced shingles (2023). The unfinished basement with rough-in plumbing waits your future development. Walking distance to the LRT, shopping, Rec Centre, schools, playground & public transportation. (id:6769)

Living room 5.19 m X 3.18 m

Dining room 2.4 m X 2.57 m

Kitchen 5.19 m X 3.18 m

Primary Bedroom 3.34 m X 4.28 m

Bedroom 2 2.77 m X 4.65 m

Bedroom 3 2.59 m X 3.58 m

Listing Presented By:



Originally Listed by:  
RIGHT Real Estate

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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