



## Edmonton Alberta

\$339,900

Spacious and bright half duplex with 3 bedroom+den, 1.5 bath two-story home in a QUIET CUL-DE-SAC. Features include a primary bedroom with WALK-IN CLOSET and cheater door to the main bathroom, a LARGE PIE-SHAPED YARD perfect for outdoor activities, and a SINGLE ATTACHED GARAGE. The main floor offers an open concept layout with plenty of natural light and has been freshly painted throughout. Enjoy the convenience of UPSTAIRS LAUNDRY. The undeveloped basement awaits your design and offers rough-ins for a bathroom. Located near schools, walking trails, parks, restaurants, and grocery stores, this home is ideal for families looking for both comfort and convenience. Recent updates include: New 50 yr shingles (2022) with another 8.5 yr warranty, New Hot water tank Dec 2023, New stove Jan 2023, New garage door opener April 2023 and new toilets and faucets in 2021. (id:6769)

Living room 4.16 m X 3.66 m

Dining room 2.69 m X 3.96 m

Kitchen 3.46 m X 2.1 m

Den 2.42 m X 2.38 m

Primary Bedroom 3.2 m X 2.1 m

Bedroom 2 2.86 m X 3.01 m

Bedroom 3 2.99 m X 2.83 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

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