



## Edmonton Alberta

\$409,900

Welcome to this beautifully maintained 3-bedroom, 2.5-bath half duplex nestled in the highly sought after & family friendly community of Carlton. The spacious main level features a welcoming living area filled with natural light, a well-appointed kitchen with ample cabinetry & counter space, & a cozy dining nook perfect for family meals & entertaining. A versatile main floor den provides the ideal space for a home office, study area, or playroom. Upstairs, you'll find 3 generously sized bedrooms, including a primary suite complete with a private ensuite bath & plenty of closet space. 2 additional bedrooms & a full bathroom offer room for a growing family or guests. Located in a quiet, established neighbourhood close to parks, schools, shopping, and all amenities-this home offers the perfect blend of comfort, convenience, & community. An attached single garage, large windows, functional layout & more. A fantastic opportunity for first-time buyers, families, or investors alike. (id:6769)

Living room 7'8" x 8'1"

Dining room 2'11" x 12'

Kitchen 9'7" x 11'7"

Family room 11'11" x 10'7"

Den Measurements not available

Primary Bedroom 13'8" x 13'6"

Bedroom 2 10'2" x 10'7"

Bedroom 3 10'11" x 13'1"

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate



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