



## Edmonton Alberta

\$525,000

Unique 1,305 sqft half duplex in the sought after community of Grovenor! This 3 bedroom, 2.5 bathroom home offers a distinctive multi level design featuring hardwood flooring, modern flat roof architecture, and an incredible rooftop patio perfect for entertaining or enjoying summer evenings. The spacious primary bedroom includes its own private balcony, creating a peaceful outdoor retreat. A separate basement entrance provides added flexibility, while the attached single garage offers secure parking and storage. Located just 10-15 minutes from downtown, you'll enjoy quick access to major routes, public transit, and the future West Block LRT station. Outdoor enthusiasts will love being steps from McKinnon Ravine, with walking and cycling trails connecting directly to the North Saskatchewan River Valley trail system. Close to shopping, restaurants, parks, schools, and everyday amenities, this is a rare opportunity to own a truly distinctive home in one of Edmonton's most desirable mature neighbourhoods. (id:6769)

Family room 8.76 m X 3.39 m

Living room 6.71 m X 3.69 m

Dining room 2.28 m X 1.66 m

Kitchen 3.94 m X 2.75 m

Primary Bedroom 4.42 m X 3.66 m

Bedroom 2 4.59 m X 3.7 m

Bedroom 3 2.32 m X 3.05 m

Listing Presented By:



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