



## Edmonton Alberta

\$379,900

Downsizing doesn't mean compromising! Welcome to this beautifully updated 55+ bungalow duplex offering the perfect blend of style, comfort, and low-maintenance living. You'll be impressed by the bright open-concept design, soaring vaulted ceilings, and contemporary finishes throughout. The gorgeous kitchen is made for entertaining with timeless white cabinetry, granite countertops, a large island, and abundant workspace. Relax in the inviting living room featuring rich hardwood floors, a cozy gas fireplace, and patio doors leading to your private south-facing deck—perfect for soaking up the sunshine. The spacious primary retreat offers hardwood flooring, a large closet, and a 3-piece ensuite. A bright front office or second bedroom and a full 4-piece bath add flexibility for guests or hobbies. The basement already has some drywall and flooring started, giving you a head start on future development. Complete with central A/C, a single attached garage, and close to shopping and public transportation. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.reneebrown.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.