



## Edmonton Alberta

\$359,900

Welcome!..to this warm and well cared for half duplex tucked away in a quiet cul-de-sac in the family community of Carlton. This home offers comfort and convenience wiith central air and a bright open main floor that features a cozy livingroom with fireplace, spacious kitchen with an island and stainless steel appliances. It includes an ample dining area perfect for everyday with family and friends. Upstairs you will find two generous primary style bedrooms, each with their own walk-in closet and full 4 piece ensuite. The finished basement adds space for relaxing, movie nights, playroom creating a great set up for families. Included in the lower level is laundry and utility room. Outside the patio doors is a large deck with a great sized yard, fenced and includes a shed for storage. Recent upgrades- Furnace (2024), Hot water Tank(2025), Washer/Dryer /Dishwasher(2025). Patio window(2024). Single att garage with ample parking pad. Close to schools, shopping, good access to other areas of the city! (id:6769)

Family room 5.48 m X 4.37 m

Recreation room 4.3 m X 5.37 m

Laundry room 1.05 m X 3.01 m

Living room 3.01 m X 4.54 m

Dining room 2.76 m X 3.24 m

Kitchen 2.81 m X 2.97 m

Primary Bedroom 4.01 m X 4.82 m

Bedroom 2 3.97 m X 5.23 m

Listing Presented By:



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