



## Edmonton Alberta

\$406,000

This 2-storey half duplex in Canora offers a practical layout with 3 bedrooms & 1.5 bathrooms, ideal for first-time buyers, families or investors. Main floor is thoughtfully laid out. The living room is generously sized and bright, taking in plenty of natural light throughout the day. The kitchen connects naturally to the living area with a 2-piece bathroom rounding out the main level. Upstairs, you'll find three bedrooms, including a primary with a walk-in closet. The two additional good-sized bedrooms are paired with a full 4-piece bathroom on the same floor. The unfinished basement (with side entrance) offers a blank canvas for future development. Set in the established community of Canora, the home is close to schools, the Stony Plain Road shopping corridor, parks, and ETS transit, with the Valley Line West LRT currently under construction nearby. (id:6769)

Living room 3.56 m X 4.26 m

Dining room 1.57 m X 3.64 m

Kitchen 3.96 m X 2.86 m

Primary Bedroom 3.64 m X 4.32 m

Bedroom 2 3.84 m X 2.81 m

Bedroom 3 5.12 m X 3.95 m

Listing Presented By:



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