



Edmonton Alberta

\$389,900

Exceptional value in Carlton! With 1,378 sq. ft. above grade and over 1,900 sq. ft. of finished living space, this 4-bedroom, 2.5-bath half duplex offers the space and flexibility to fit everyday life. Enjoy nearby parks and schools, a private newly fenced backyard with no rear neighbours and a beautiful tree-lined backdrop, plus year-round comfort with central A/C. The fully developed basement adds a 4th bedroom with a bright egress windows, 3-pc bath and recreation room has large slider window for added natural light and airflow. Triple-pane windows in the primary bedroom upstairs, 2023 appliances, an extended driveway with room for an additional vehicle and an attached single garage add practical convenience. California Closets in the pantry, and front entry, plus garage shelving, create excellent storage throughout. A rear patio adds another useful outdoor deck. Thoughtfully upgraded, well organized and move-in ready, this home delivers impressive finished space, privacy and value with no condo fees. (id:6769)

Bedroom 4 3.42 m X 2.8 m

Bonus Room 7.23 m X 4.48 m

Living room 4.73 m X 3.78 m

Dining room 2.15 m X 2.47 m

Kitchen 3.46 m X 2.09 m

Den 2.42 m X 2.32 m

Primary Bedroom 3.2 m X 4.23 m

Bedroom 2 2.87 m X 3.01 m

Bedroom 3 3.06 m X 2.86 m

Listing Presented By:



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Coldwell Banker Mountain Central

<https://www.propertysmart.ca/>



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