



Edmonton Alberta

\$340,000

This charming 2-storey half duplex is the perfect blend of comfort and convenience--with NO condo fees! Nestled on a quiet cul-de-sac in the desirable, family-friendly community of Eaux Claires, this home offers 3 bedrooms, 2.5 bathrooms, and a functional layout. Step inside to a bright and inviting living room featuring a cozy corner gas fireplace, perfect for relaxing evenings. The open layout flows seamlessly to the maintenance-free backyard and deck. The upper floor laundry adds everyday convenience, while the fully finished basement offers even more living space with a recreation room, a full bath, and a great-sized den--perfect for a home office or playroom. Enjoy the comfort of a single attached garage plus extra parking on the extended driveway. Located close to all amenities, including schools, parks, shopping, and restaurants, with easy access to 97 Street and the Anthony Henday for quick commuting. (id:6769)

Den 3.8 m X 2.44 m

Recreation room 3.99 m X 3.01 m

Utility room 1.51 m X 1.4 m

Living room 4.24 m X 3.63 m

Dining room 2.54 m X 2.66 m

Kitchen 3.26 m X 3.08 m

Primary Bedroom 4.08 m X 3.93 m

Bedroom 2 3.52 m X 2.86 m

Bedroom 3 3.51 m X 2.86 m

Listing Presented By:



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<https://briannawagner.edmontonrealestatepro.ca/>



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