



## Edmonton Alberta

\$550,000

Backing onto nature with modern style, scenic walking paths & a legal basement suite, live beautifully while you earn. This 2-storey duplex offers modern comfort and strong income potential with a legal basement suite and private side entrance. The main floor features a bright open-concept layout with a stylish kitchen, stainless steel appliances, & tile backsplash, opening to a dining area & inviting living room with feature fireplace and built-ins. A mudroom and 2-pc bath complete the level. Upstairs includes a spacious family room, 3 bedrooms including a primary room with its own ensuite and walk in closet, a full bath and upper laundry complete upstairs. This spacious half duplex feels like a detached home, offering the same generous living space at a fraction of the cost! Enjoy a large backyard with deck backing green space, low-maintenance front yard, double garage and quick access to Anthony Henday, schools, shopping, parks and playgrounds, delivering lifestyle, location and value in west Edmonton. (id:6769)

Living room 2.86 m X 4.57 m

Dining room 3.58 m X 2.84 m

Kitchen 3.58 m X 4.29 m

Family room 4.2 m X 5.58 m

Primary Bedroom 3.8 m X 5.21 m

Bedroom 2 3.18 m X 3.35 m

Bedroom 3 3.17 m X 3.89 m

Laundry room 2.56 m X 1.9 m

Listing Presented By:



Originally Listed by:  
Exp Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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