



## Edmonton Alberta

\$409,000

This well-maintained no-condo-fee duplex in the desirable Hollick Kenyon community offers over 1,600 sq ft of functional living space. The main floor features an open-concept layout with hardwood flooring, a bright living room with a gas fireplace and large windows, and a kitchen with an island and corner pantry connected to the dining area. A main floor laundry adds convenience, and central air conditioning ensures year-round comfort. Upstairs includes four bedrooms and two and a half bathrooms, with one bedroom suitable as a home office. The oversized attached single garage and driveway provide parking for two vehicles. The fully landscaped and fenced backyard features a deck, ideal for outdoor enjoyment. Located in a mature, family-friendly neighborhood close to schools, transit, and shopping, this home offers both comfort and convenience.

(id:6769)

Living room 5.98 m X 3.5 m

Dining room 2.63 m X 3.58 m

Kitchen 3.31 m X 3.58 m

Primary Bedroom 3.68 m X 8.41 m

Bedroom 2 2.93 m X 3.51 m

Bedroom 3 2.93 m X 4.29 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate



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