



## Edmonton Alberta

\$384,900

This well-appointed half duplex offers convenience and style in Carlton! The main floor features a huge mudroom off the attached garage, a 2-pc bath, and an open-concept layout. The kitchen boasts stainless steel appliances and a spacious pantry, flowing into the living and dining area with access to the fully fenced backyard. Upstairs, the primary suite includes a large walk-in closet and private ensuite. Two more bedrooms, a 4-pc bath, and a laundry room complete the level. The unfinished basement offers endless potential. Located with easy access to Anthony Henday, minutes from shopping, steps to parks and trails, and just a 15-min walk to Elizabeth Finch School—this home is a must-see! (id:6769)

Living room 10'1 x 14'4

Dining room 9'1 x 11'4

Kitchen 9'1 x 14'8

Mud room 7'5 x 9'0

Primary Bedroom 10'5 x 14'5

Bedroom 2 9'7 x 12'1

Bedroom 3 9'3 x 10'6

Laundry room 5'5 x 6'10

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.jessiemccracken.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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