



## Edmonton Alberta

\$395,500

Welcome to this amazing 1,240 sqft half-duplex located in the family-friendly community of Hollick-Kenyon. The main floor is a bright & functional living space perfect for everyday living & entertaining. The kitchen has plenty of cabinet space & an eating bar. The living room has sliding doors out to the back deck- perfect to enjoy a cup of coffee. A 2pce bath completes the main floor. The 2nd floor features 3 bedrooms & a main 4pce bathroom, making this an ideal family home. The partially finished basement adds extra living space & offers great potential for a rec room, home office, gym or future development. A single attached garage (9'8 x 19'10) provides convenient parking & additional storage. Situated close to parks, schools, shopping, public transit & w/ quick access to major routes, this home offers both comfort & convenience in a well-established north Edmonton neighborhood. (id:6769)

Family room 4.99 m X 4.71 m

Living room 5.28 m X 3.14 m

Dining room 2.69 m X 2.64 m

Kitchen 2.59 m X 2.64 m

Primary Bedroom 3.35 m X 4.3 m

Bedroom 2 2.61 m X 3.63 m

Bedroom 3 2.76 m X 4.7 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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.