



## Edmonton Alberta

\$424,900

Welcome to this beautifully maintained, air-conditioned half duplex offering comfort, functionality, and convenience! The spacious main floor features a large front entrance, an oversized living room perfect for entertaining or relaxing, and a well-appointed kitchen complete with stainless steel appliances, a breakfast bar, and ample cabinet and counter space. A dedicated office provides the ideal work-from-home setup, while the convenient 2-piece bath completes the main level. Upstairs, you'll find a generous primary bedroom featuring a walk-in closet and private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom provide plenty of space for family or guests. The attached single garage adds convenience and extra storage. Ideally located close to shopping, restaurants, and public transit, this home offers easy access to everyday amenities. Furniture is negotiable, making this move-in-ready property an excellent opportunity for first-time buyers, investors, or those looking to down (id:6769)

Living room 3.96 m X 3.96 m

Dining room 2.74 m X 2.74 m

Kitchen 3.05 m X 3.35 m

Primary Bedroom 3.2 m X 4.27 m

Bedroom 2 3.05 m X 2.9 m

Bedroom 3 3.66 m X 3.2 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group



**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.