



## Edmonton Alberta

\$484,900

Welcome to this 1,709 SQ/FT Custom-Built Two Storey Half Duplex offering 3 Bedrooms, 2.5 Bathrooms and a thoughtfully designed layout with a SEPARATE ENTRANCE perfect for Growing Families or Future Suite Potential. The Open Concept main floor showcases High End Finishes throughout including an Executive Chef's Kitchen with Stainless Steel Appliances, Upgraded Countertops, Elegant Tiled Flooring, Coffered Ceilings and Detailed Crown Moulding creating a space that is both functional and sophisticated. Upstairs the Spacious Master Bedroom is a true retreat featuring a Large Walk In Closet with Built In Shelving and a Luxurious 4 Piece Ensuite complete with Double Sinks and Premium Finishes. Two additional Well Sized Bedrooms and a Full Bathroom + Laundry Complete the Upper Level. The Large Backyard is ideal for Family Gatherings, Pets and Outdoor Entertaining finished with a Deck perfect for BBQs and Relaxation. A heated Double Attached Garage comfortably fits Two Vehicles and provides Additional Storage. (id:6769)

Living room 10.06 m X 14.06 m

Dining room 8.1 m X 8.07 m

Kitchen 8 m X 13.1 m

Primary Bedroom 14 m X 15.01 m

Bedroom 2 11.11 m X 9.07 m

Bedroom 3 9.07 m X 12.04 m

Bonus Room 12.11 m X 9.11 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**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.