



## Edmonton Alberta

\$475,000

MINT, spacious half duplex on a large PIE SHAPED lot! GREAT curb appeal w/a mixture of textures & CONTRASTING colors. Inside impresses w/ hard surface flooring, & a MODERN inviting palette. The big, BRIGHT living room leads to the superb ISLAND KITCHEN, w/ modern flat panel cabinets that have SOFT CLOSE features, QUARTZ counters, TILED back splash, STAINLESS appliances, & WALK-IN pantry, bon-a-petite; dining room leads to the large COMPOSITE DECK, perfect for morning coffee or BBQ's. A guest bath finishes off the space. Upper floor is FAMILY FRIENDLY w/3 large bedrooms including a Primary w/ WALK-IN closet & 3 pce ensuite. Your DREAM laundry room awaits, its huge, has an extra STORAGE ROOM & is on the upper floor! Basement is a blank palette, 9 ft ceilings are a bonus for future development. Keep COOL with CENTRAL A/C. Play in the GRAND YARD its magnificent, FULLY FENCED & has a firepit. Park in the Double ATTACHED GARAGE or the ample driveway. MR.& Mrs. Clean live here, see it you'll LOVE this place! (id:6769)

Living room 5.56 m X 4.02 m

Dining room 2.76 m X 3.05 m

Kitchen 3.73 m X 3.05 m

Primary Bedroom 5.06 m X 3.61 m

Bedroom 2 2.91 m X 3.05 m

Bedroom 3 2.91 m X 3.2 m

Listing Presented By:



Originally Listed by:  
REMAX River City

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



**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.