



## Edmonton Alberta

\$399,000

NO CONDO FEES! Welcome to this 1,400 sq ft half duplex located in the quiet west-end community of Garipey, just minutes from West Edmonton Mall. This 2-storey home offers 3 bedrooms and 1.5 bathrooms, providing a functional and comfortable layout for families. The main floor features a bright living space, while the upper level offers well-sized bedrooms for restful living. The basement is partially finished. Enjoy the landscaped, south-facing backyard that backs onto a park and Centennial Elementary School—perfect for families with children or anyone who values privacy and green space. A double attached garage provides added convenience and comfort, especially during Edmonton winters. The durable stucco exterior offers a modern look with lower maintenance requirements. Ideally located close to schools, parks, shopping, and major amenities, this home is a fantastic opportunity in a sought-after neighborhood. (id:6769)

Living room 3.46 m X 5.39 m

Dining room 3.01 m X 2.97 m

Kitchen 2.82 m X 3.83 m

Primary Bedroom 5.49 m X 3.58 m

Bedroom 2 2.84 m X 3.82 m

Bedroom 3 3.5 m X 3.13 m

Listing Presented By:



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