



## Edmonton Alberta

\$335,000

Spacious 1,304 sq. ft. bungalow-style half duplex offering comfort, convenience, and endless potential in Pollard Meadows! The main floor features grey-tone plank flooring throughout, an expansive living room, generous dining area with patio doors to your private outdoor space, and a functional kitchen with ample cabinetry, prep space, a large eating area and quartz countertops that add a luxurious touch. The primary bedroom offers a large walk-in closet and a private 3-piece ensuite with a walk-in shower, while a second bedroom, 2-piece bath, and main-floor laundry complete the layout. The full basement is ready for your personal touch and already includes a finished 3-piece bathroom, offering endless possibilities for additional living space. Complete with a double attached garage with direct entry, this no-pet, non-smoking home is located in a quiet, well-managed complex within walking distance to schools, playgrounds, and sports fields. Close to shopping, public transit, golf, and everyday amenities! (id:6769)

Living room 5.23 m X 6.81 m

Dining room 3.37 m X 4.45 m

Kitchen 2.88 m X 3.98 m

Primary Bedroom 5.49 m X 4.04 m

Bedroom 2 4.34 m X 2.74 m

Laundry room Measurements not available

Listing Presented By:



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