



## Edmonton Alberta

\$219,000

Proud original owner! This bright and unique 2-bedroom, 1 full bath half duplex (built 2013) features 9' ceilings, an open-concept layout, a fully developed lower suite and single attached garage. Enjoy all-day natural light—morning sun in the bedroom and afternoon/evening sun in the living room, making this the brightest unit in the complex. Upgrades include upgraded light switches. Energy-efficient home stays warm in winter and cool in summer (rarely above 22°C). Additional highlights: built-in loft bed a queen-size, crafted from red cedar and oak stairs with extra storage. Fantastic location across from a park and within walking distance to schools, daycare, shopping, transit, and amenities. Quick access to Anthony Henday. (id:6769)

Living room 3.42 m X 4.21 m

Kitchen 4.23 m X 4.17 m

Primary Bedroom 3.71 m X 3.52 m

Bedroom 2 3.56 m X 3.54 m

Other 1.48 m X 2.56 m

Laundry room 2.83 m X 2.53 m

Listing Presented By:



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