



## Edmonton Alberta

\$325,000

Welcome to easy living in this charming bungalow duplex, nestled in a quiet 50+ community just steps from Blackmud Creek Ravine. Perfect for those ready to downsize without compromise, this 2+1 bedroom, 2 bath home offers the space you need with the low-maintenance lifestyle you want. Enjoy a bright kitchen with oak cabinets, main floor laundry, and the peace of no rear neighbours. The finished basement adds flexibility for guests or hobbies. The attached garage keeps you out of the elements, while the nearby dog park, trails, shopping, medical services, and transit make daily life a breeze. The vibrant clubhouse is a true gem—complete with a full kitchen, games room, piano, and space to gather with friends. This is more than a home—it's a lifestyle. \*\*Some photos are virtually staged\*\* (id:6769)

Bedroom 3 1.92 m X 6.32 m

Hobby room 2.73 m X 3.48 m

Living room 4 m X 3.07 m

Dining room 2.41 m X 4.19 m

Kitchen 3.22 m X 2.6 m

Primary Bedroom 4.33 m X 3.24 m

Bedroom 2 2.67 m X 3.15 m

Breakfast 2.83 m X 3.12 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.macintoshgroup.ca/>



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