



## Edmonton Alberta

\$440,900

Discover Your Dream Home in Kinglet Gardens. This stunning 3-bedroom, 2.5-bathroom duplex seamlessly blends style and functionality. The main floor boasts 9' ceilings and a convenient half bath, perfect for guests. The beautifully designed kitchen is a highlight, featuring 42 upgraded cabinets, quartz countertops, and a waterline to the fridge. Upstairs, enjoy the flex area, spacious laundry room, full 4-piece bathroom, and 3 generously sized bedrooms. The luxurious primary suite offers a walk-in closet and ensuite. The separate side entrance and legal suite rough in's are an added bonus. Other features include FULL LANDSCAPING, a \$3k appliance allowance, unfinished basement with painted floors, high-efficiency furnace, and triple-pane windows. Buy with confidence. Built by Rohit. UNDER CONSTRUCTION! Photos may differ from actual property. Appliances NOT included. NO DECK INCLUDED. (id:6769)

Living room 13'0" x 18'7"

Dining room 8'6" x 15'10"

Kitchen Measurements not available

Primary Bedroom 12'0" x 11'9"

Bedroom 2 8'5" x 10'8"

Bedroom 3 8'4" x 10'11"

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

<http://mozaicrealty.ca/>

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