



Edmonton Alberta

\$400,000

Welcome to this charming half duplex in Ambleside, perfectly located just steps from Dr. Margaret-Ann Armour School--ideal for young families! This 2-storey home features 3 bedrooms, 2.5 baths, and an attached single garage. Freshly painted with brand-new flooring, it's move-in ready and has no condo fees. The spacious backyard backs onto scenic walking trails, creating a private space for kids to play or family BBQs. Inside, enjoy cozy evenings by the fireplace in the bright, open living room. The unfinished basement offers endless possibilities to design the perfect playroom, gym, or family retreat. Situated in the heart of Windermere, you're within walking distance to top amenities including shopping, groceries, banks, medical services, restaurants, and even the movie theatre. This low-maintenance home combines comfort, convenience, and community living--all that's missing is you! (id:6769)

Living room 3.12 m X 5.01 m

Dining room 3.04 m X 2.56 m

Kitchen 2.74 m X 3.52 m

Family room 2.95 m X 5.01 m

Primary Bedroom 3.44 m X 4.67 m

Bedroom 2 2.74 m X 3.04 m

Bedroom 3 2.88 m X 3.72 m

Listing Presented By:



Originally Listed by:
Exp Realty

<https://www.rojekrealty.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.