



## Edmonton Alberta

\$637,900

Tucked away in a peaceful Leger cul-de-sac, this beautifully maintained BRASS THREE half-duplex bungalow offers the feel of a single-family home—with NO CONDO FEES! Warm hardwood floors, a bright island kitchen with stainless appliances, and a cozy fireplace create an inviting main floor. The primary suite features a generous walk-in closet and a 5-piece ensuite. The finished basement adds another bedroom, rec room, flex spaces (perfect for a gym or office), a second fireplace and abundant storage. Enjoy summer evenings on the private deck, plus the convenience of a generous attached garage. Over 2,500 sq. ft. of total living space, steps to shopping and amenities at Rabbit Hill Rd & 23 Ave. Exceptional value in a friendly community with great neighbours! HOA fee covers landscape and snow removal and fences. (id:6769)

Bedroom 2 3.45 m X 3.04 m

Office 5.58 m X 3.77 m

Recreation room 7.68 m X 6.26 m

Storage 5.01 m X 4.1 m

Living room 5.02 m X 5.01 m

Dining room 3.11 m X 2.74 m

Kitchen 5.98 m X 2.95 m

Primary Bedroom 4.72 m X 3.5 m

Laundry room 4.57 m X 2.57 m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://proctorteam.com/>

**Ahmad Sai**  
**RE/MAX RIVER CITY**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)