



## Edmonton Alberta

\$450,000

Welcome to this stylish UPGRADED 4-Bed-4 Bath, Air Conditioned Half Duplex in Family-Friendly Cavanagh! DOUBLE ATTACHED GARAGE! An inviting open floor plan featuring a cozy living room with a charming fireplace that creates a warm focal point. Main level flows seamlessly from living to dining to kitchen, making it easy to host friends and family. Upstairs, you'll find three bedrooms, including a generous primary suite complete with a walk-in closet and 4 Piece Ensuite! Also a flex space - ideal as a home office, reading nook, or play area. Convenient UPPER LEVEL LAUNDRY on the same floor as the bedrooms. The newer fully finished basement adds even more versatility, featuring a room that can serve as a bedroom, RecRoom, gym, or guest suite, along with an additional FULL BATH! Outdoor living is a highlight with a large LANDSCAPED backyard and a multi-tiered deck, for summer barbecues, kids' play space, or a spot to unwind. Located near shopping, schools, and parks! Walk to the NEW K-9 School OPENS 2028! (id:6769)

Bedroom 4 6.12 m X 5.23 m

Storage 4.53 m X 2.74 m

Living room 3.98 m X 3.95 m

Dining room 2.45 m X 2.44 m

Kitchen 4.38 m X 3.66 m

Primary Bedroom 4.99 m X 3.66 m

Bedroom 2 4 m X 3.25 m

Bedroom 3 4.01 m X 3.01 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

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