



## Edmonton Alberta

\$413,500

Beautiful half duplex nestled in Callaghan. The expansive island kitchen, beautiful tile backsplash and granite counters, seamlessly flows into the inviting great room. Step through patio doors onto the raised deck, equipped with a gas hook up for BBQs. Retreat to the three generous bedrooms, including a spacious master suite boasting his/her closets and a full ensuite bath. The professionally finished basement offers a sizable family room, ideal for creating your own home theatre haven. Enjoy the comforts of a high efficiency furnace and tankless hot water system. Impeccably maintained and ready to impress! Conveniently located just moments away from a charming spray park, playground, and excellent public transportation options. (id:6769)

Family room Measurements not available

Living room 3.49 m X 4.17 m

Dining room 2.42 m X 2.99 m

Kitchen 2.32 m X 2.77 m

Primary Bedroom 3.38 m X 4.76 m

Bedroom 2 2.88 m X 4.22 m

Bedroom 3 2.83 m X 4.22 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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

**RE/MAX ELITE**

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