



## Edmonton Alberta

\$385,000

Welcome to this beautifully half duplex bungalow in a quiet, adult-only community! With a heated double attached garage with floor drain and lovely curb appeal, this bright, open-concept home features large windows and hardwood flooring. The sunny kitchen offers ample cabinetry, a central island, and a walk in pantry. Enjoy cozy evenings by the gas fireplace in the living room, or step out to the deck for some fresh air. The primary suite includes a walk-in closet and full ensuite. A second bedroom or office, another full bath, and laundry complete the main floor. The basement offers a large flexible space, ideal for a hobby room, gym, or music studio plus an additional bedroom and third full bath. Plenty of storage in the utility room where you'll also find the new furnace and hot water tank. This well-cared-for home is located close to parks, walking trails, shopping, and transit. Ideal for downsizers, this move-in-ready gem offers comfort, space, and convenience in a highly sought after complex. (id:6769)

Family room 9.21 m X 5.69 m

Bedroom 3 3.26 m X 3.89 m

Storage 5.82 m X 2.99 m

Living room 3.75 m X 4.7 m

Dining room 2.76 m X 4.06 m

Kitchen 3.4 m X 3.57 m

Primary Bedroom 4.12 m X 3.33 m

Bedroom 2 3.3 m X 3.75 m

Listing Presented By:



Originally Listed by:  
Liv Real Estate

<http://www.livrealestate.ca/about-us/beverley-hasinoff/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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