



## Edmonton Alberta

\$287,500

Welcome to this very well-maintained NO CARPET duplex with single attached garage—perfect for first-time buyers or investors! A charming front porch leads into the bright main floor featuring a spacious living room with a beautiful tile-surround fireplace & huge windows bringing in plenty of natural light. The dining area provides access to the deck & landscaped backyard through patio doors. The remodeled 2025 kitchen showcases white glossy cabinetry, black quartz countertops, tiled backsplash, soft-close drawers, stainless steel appliances, additional counter & ample cabinet space. Upper level offers TWO spacious primary bedrooms, each with its own 4-pc ensuite, with one overlooking the backyard. Basement is unfinished ready for future development. Upgrades in 2025 include kitchen, bathrooms, vinyl plank flooring, paint, pot lights & stair finishings. Shingles replaced in 2018. Close to parks, schools, shopping, Grey Nuns Hospital, public transit & major routes. (id:6769)

Living room 3.5m x 5.1m

Dining room 2.4m x 3.0m

Kitchen 2.3m x 3.2m

Primary Bedroom 4.6m x 3.1m

Bedroom 2 4.2m x 4.3m

Listing Presented By:



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E4 Realty

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