



## Edmonton Alberta

\$400,000

Welcome to a rare opportunity in Leger--low maintenance living without sacrificing space! Located in Renaissance Whitemud Oaks, this fully finished half duplex with attached garage offers over 2200 sq ft of total living space. The main floor features an open concept layout with dining area set apart by a stylish 3-sided gas fireplace, connecting the living room, kitchen, and breakfast nook. The kitchen showcases quartz countertops, large island, stainless steel appliances, and upgraded lighting. A 2 pc bath, garage access, and back deck overlooking the courtyard complete the main floor. Upstairs offers 3 bedrooms, including a spacious primary with walk-in closet and 4 pc ensuite, plus main bath and laundry. The finished basement adds great rec space for the family too! A/C, blinds, and an unbeatable location near transit, schools, and the rec centre, plus an easy commute to the UofA & downtown too -- this one is a catch! (id:6769)

Family room 5.82 m X 7.64 m

Living room 3.89 m X 4.92 m

Dining room 3.83 m X 3.18 m

Kitchen 2.71 m X 3.64 m

Breakfast 2.72 m X 2.94 m

Primary Bedroom 4.54 m X 3.65 m

Bedroom 2 3.95 m X 4.46 m

Bedroom 3 2.73 m X 4.07 m

Laundry room 2.2 m X 2.27 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City



**RE/MAX River City**

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