



## Edmonton Alberta

\$455,000

This impressive 1,695 sq ft duplex delivers 3 bedrooms, 2.5 baths, a single attached garage, and a bright upper-level bonus room. The open main floor showcases modern finishes, a functional kitchen with stainless steel appliances, and a comfortable living area ideal for entertaining. Upstairs you'll find a large primary suite with ensuite, two additional bedrooms, bonus room, and laundry. Located in a desirable area close to shopping, parks, and major routes. The Orchards is a vibrant, family-friendly community in southeast Edmonton, this home provides access to an abundance of parks, ponds, and walking trails. Residents also enjoy exclusive access to a private 8-acre clubhouse featuring amenities for all ages, including a spray park, NHL-sized skating rink, playgrounds, tennis and basketball courts, and so much more. (id:6769)

Living room 18'5" x 10'1"

Dining room 8'2" x 11'7"

Kitchen Measurements not available x 11.7 m

Primary Bedroom 11'2" x 15'9"

Bedroom 2 Measurements not available x 13.4 m

Bedroom 3 9' x 17'

Bonus Room 15'2" x 12'10"

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.