



## Edmonton Alberta

\$439,900

**RARE & UNIQUE HALF DUPLEX**. This impressive 1,695 sq ft duplex with 4 level layout 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:



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