



## Edmonton Alberta

\$399,000

First Time home Buyer Alert !!! This half duplex offers the perfect opportunity for comfortable living with the added benefit of finished basement. You are greeted by an open concept living area that flows seamlessly into the dining and kitchen area. Large windows throughout the main floor allow natural light to flood the space. Upstairs you will find 3 spacious Bedrooms. To Enjoy your BBQ in summer you get a nice big backyard for all your get-togethers with family and friends, Property comes with Brand New Shingles (2024), New Flooring , Freshly painted and Couple years old Hot water tank. This property is Close to all amenities like shopping center, playground, bus service and easy access to Anthony Henday freeway. Close to Rec Centre.. This is a must see property . (id:6769)

Living room Measurements not available x 19 m      Primary Bedroom 12'11 x 13'4

Dining room 6'9 x 8'4

Bedroom 2 9'4 x 11'5

Kitchen 6'11 x 10'8

Bedroom 3 9'4 x 11'6

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