



## Edmonton Alberta

\$499,000

Welcome to this beautifully maintained duplex in the desirable community of Cavanagh! This well-designed home features 3 bedrooms, 3.5 bathrooms, & a fully finished basement. The main floor showcases a bright open-concept layout with 9 ft ceilings, a spacious living room, dining area, & a functional kitchen featuring quartz countertops, a gas stove, modern appliances, & a stylish glass door pantry. The upper level features a primary bedroom with a walk-in closet & private ensuite, along with two additional bedrooms, a full bath, upper-floor laundry, & a bonus room for added convenience. The fully finished basement provides additional living space with extra rooms & full bath, ideal for guests. Enjoy the landscaped & fully fenced backyard with a large deck & no neighbours at the back for added privacy. Complete with a double attached garage & located close to schools, parks, public transportation, & shopping amenities--an excellent opportunity for first-time buyers in a family-friendly neighbourhood. (id:6769)

Den 4.04 x 3.41

Living room 4.18 x 3.18

Dining room 3.11 x 2.46

Kitchen 3.99 x 2.47

Pantry 1.26 x 1.34

Primary Bedroom 4.46 x 3.57

Bedroom 2 3.88 x 2.96

Bedroom 3 3.88 x 2.73

Bonus Room 3.64 x 3.05

Laundry room 1.87 x 0.96

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.