



## Edmonton Alberta

\$499,900

Welcome to this beautifully designed half duplex located in the vibrant & growing community of Alces backing a WALKING TRAIL/GREEN SPACE. Perfectly blending comfort & functionality, this home offers a double attached garage & a SEPARATE SIDE ENTRANCE & 150 amp panel, providing excellent basement suite potential for future income or multi-generational living. Step inside to discover 9-foot ceilings & stylish vinyl flooring that flows throughout the open-concept main floor. The bright & modern kitchen overlooks a spacious dining & living area—ideal for family gatherings & entertaining. The upper level also features three generously sized bedrooms, 2.5 baths, a bonus room, & the convenience of upper floor laundry. The primary suite boasts a walk-in closet & a private ensuite. Located in Alces, a newly developing neighbourhood in southeast Edmonton, you'll enjoy quick access to shopping, schools, parks, & major roadways, including the Anthony Henday. (id:6769)

Living room 3.61 m X 3.92 m

Dining room 2.2 m X 3.92 m

Kitchen 2.26 m X 3.96 m

Primary Bedroom 3.6 m X 4.77 m

Bedroom 2 2.81 m X 3.99 m

Bedroom 3 2.87 m X 3.32 m

Bonus Room 2.63 m X 3.73 m

Laundry room 1.99 m X 1.84 m

Listing Presented By:



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Royal Lepage Arteam Realty

<http://experiencerealtygroup.com/>



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