



## Edmonton Alberta

\$449,900

Stunning, move-in ready, and upgraded from top to bottom, this contemporary duplex delivers 1,443 sq ft above grade of thoughtfully designed living space. The main floor runs 9' ceilings, an electric fireplace, high-end laminate floors, full-height tile backsplash, kitchen cabinets to the ceiling, quartz counters, upgraded appliances, Central AC, & triple-pane windows throughout. The layout flows from a functional mudroom entry with built-in MDF bench and cubbies, main floor laundry included, through to a bright open kitchen and dining area overlooking the backyard and wide deck. Double detached garage out back. Upstairs you'll find a generous primary suite with large windows, walk-in closet, and full ensuite, plus two additional bedrooms, a linen closet, and a second full bath, three bedrooms and two and a half baths in total. The partially finished basement has roughed-in plumbing and 9' ceilings, ready for your development. Close to shopping, schools, and public transit! Your upgrade is waiting! (id:6769)

Bedroom 4 4.06 m X 3.92 m

Recreation room 6.1 m X 4.23 m

Utility room 3.47 m X 1.75 m

Living room 5.11 m X 4.58 m

Dining room 4.44 m X 2.2 m

Kitchen 4.31 m X 3.03 m

Laundry room 2.46 m X 1.89 m

Primary Bedroom 4.15 m X 4.04 m

Bedroom 2 3.2 m X 2.88 m

Bedroom 3 3.11 m X 2.9 m

Listing Presented By:



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