



Edmonton Alberta

\$486,258

Welcome to The Birch, a BRAND NEW double car garage duplex in the highly desirable Edgemont community ready for IMMEDIATE Possession. Perfectly positioned near Wedgewood Ravine enjoy scenic walking trails, nearby commercial businesses and walking distance to a future K-9 Public school. With quick access to Anthony Henday and Whitemud Drive, commuting is a breeze. This thoughtfully designed 3 bedroom, 2.5 bath home blends style and functionality with a MAIN FLOOR OFFICE, an ELECTRIC FIREPLACE and an open concept layout ideal for modern living. The UPGRADED REAR KITCHEN comes with stainless steel appliances and full-height cabinets. An enclosed separate entrance offers future legal suite potential. Upstairs, you'll find convenient access to the laundry closet, 3 bedrooms, a bonus room and a spacious walk-in closet. (photos are of actual home) (id:6769)

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
Century 21 All Stars Realty Ltd

<https://alexsybuckley.myrealtyonegroup.com/>



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.