



## Edmonton Alberta

\$366,500

Great starter or investment property in Macewan. This 2 storey half duplex has a unique layout with two large bedrooms up, each having their own ensuite and walk in closet. The open main floor plan with Kitchen island eating bar is adjacent to a dining area and family room with gas fireplace. Easy clean ceramic plank style flooring on the main. 2 piece bath and main floor laundry close to single attached garage access. The rear door leads to a large deck and the fenced back yard has a storage shed for mower and tools. The basement is finished with a rec room, bedroom and a three piece bath. This home is located just off 111 Street and Ellerslie Road with easy access to Anthony Henday, Hwy 2 and not a long commute to Edmonton International Airport. Schools and shopping are just a walk away and South Common is a few minutes by car or bus. Central air installed in 2022 and new furnace blower motor in 2023. Seller will provide title insurance in lieu of RPR and compliance. (id:6769)

Bedroom 3 3.5 m X 2.73 m

Storage 1.8 sqm

Utility room 2.88 m X 1.97 m

Recreation room 2.4 m X 6.24 m

Living room 3.12 m X 4.36 m

Dining room 2.71 m X 3.03 m

Kitchen 2.69 m X 3.31 m

Primary Bedroom 5.83 m X 3.29 m

Bedroom 2 3.89 m X 4.12 m

Listing Presented By:



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