



## Edmonton Alberta

\$499,900

Welcome to this beautifully designed half duplex located in the vibrant & growing community of Alces. Perfectly blending comfort & functionality, this home offers a double attached garage & a separate side entrance, 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. Alces is perfect for families & professionals alike, offering a balance of suburban peace & urban convenience. (id:6769)

Living room 3.89 m X 3.27 m

Dining room 3.89 m X 2.5 m

Kitchen 4.23 m X 3.95 m

Primary Bedroom 3.7 m X 3.6 m

Bedroom 2 3.28 m X 2.81 m

Bedroom 3 2.87 m X 2.87 m

Bonus Room 3.73 m X 3.61 m

Listing Presented By:



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Royal Lepage Arteam Realty

<http://experiencerealtygroup.com/>



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