



## Edmonton Alberta

\$345,000

Welcome to this charming 2-storey half duplex with a total of 4 bedrooms, 2.5 bathrooms, a fully finished basement, and an attached garage! Perfect for families, first-time buyers, or investors. The open-concept main floor features laminate flooring, a bright living area, and a kitchen with stainless steel appliances, ample cabinetry, an island, plus a cozy dining nook. Upstairs includes three spacious bedrooms, highlighted by an oversized primary bedroom with an ensuite washroom. Two additional rooms and another full washroom complete this level. The fully finished basement comes with a large rec room, a fourth bedroom, and the and laundry area. Freshly painted and move-in ready, with a fully fenced, private backyard. Located minutes from Costco, Anthony Henday, Whitemud Dr, lots of shopping, parks, schools, walking trails, and all amenities.

Welcome home! (id:6769)

Family room 5.70 x 3.46

Bedroom 4 3.02 x 2.73

Living room 4.79 x 3.14

Dining room 2.83 x 2.56

Kitchen 3.27 x 2.67

Primary Bedroom 4.77 x 3.36

Bedroom 2 4.84 x 2.84

Bedroom 3 4.82 x 2.87

Listing Presented By:



Originally Listed by:  
Candid Realty & Management Ltd



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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