



## Edmonton Alberta

\$459,000

One of the LARGEST PIE LOTS available for duplexes in The Orchards -- Over 558 sq. m. out door lot space to enjoy and 2174 sq ft total Living space .This exceptionally well-maintained home offers 3+1 BEDROOMS , 3.5 BATHROOMS , and a FULLY FINISHED BASEMENT. The main floor features an open layout, while upstairs you'll find a spacious primary suite with a large walk-in closet and ensuite, and two more bigger size bedrooms and a common wash , plus convenient UPPER FLOOR LAUNDRY. The basement includes a generous rec room, additional bedroom, and its own ensuite. Outside, the oversized pie lot provides excellent yard space with fruit trees and veg garden space , and the vaulted double detached garage offers significant overhead storage. With room for two more vehicles on the parking pad, you have FOUR TOTAL PARKING SPACE . Located on a quiet street close to schools, shopping, and amenities, this home delivers comfort and convenience. (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty



**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.