



## Edmonton Alberta

\$415,000

Here is the perfect half duplex for a young family to call HOME! It is NOT A CONDO and there are NO condo fees to worry about! This home has a FENCED SOUTH BACK YARD with a large deck to enjoy summer BBQs & a double detached garage. Located in a wonderful family friendly neighbourhood - walking distance to parks, playgrounds, including community spray park, public & Catholic schools, shops & Remedy Cafe. Near Booster Juice Rec Centre & quick access to Whitemud Fwy & Anthony Henday Dr. There are FOUR bedrooms & THREE & A HALF bathrooms! The main floor offers a spacious living room with hardwood floors, well planned kitchen, family size dining area, 2 pce guest bath & laundry conveniently located by the back entrance. Upstairs there are 3 bedrooms, the primary has a 4 pce ensuite. The other two bedrooms share another 4 pce bath. The fully finished basement has a recreation room, bedroom & a beautiful 3 pce bathroom which would be ideal for a teenager in the family. Enjoy the summer here! Don't miss it! (id:6769)

Bedroom 4 2.95 m X 3.77 m

Recreation room 6.06 m X 5.59 m

Living room 6.25 m X 3.77 m

Dining room 3.77 m X 3.89 m

Kitchen 3.03 m X 2.87 m

Laundry room 1.71 m X 2.29 m

Primary Bedroom 4.9 m X 3.66 m

Bedroom 2 3.12 m X 2.66 m

Bedroom 3 3.55 m X 2.83 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.annawrant.com/>



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