



## Edmonton Alberta

\$449,900

Welcome to this family-friendly duplex in the heart of Granville! This spacious 4-bedroom, 4-bathroom home offers everything your family needs -- including a large front porch, a deck for outdoor entertaining, a double detached garage, and a fully finished basement with 9-foot ceilings. The main floor is perfect for hosting, featuring a generous open-concept living area, a 2-piece powder room, and an eat-in kitchen with a central island that's ideal for everyday living and gatherings. Upstairs, you'll find 3 comfortable bedrooms, including a primary suite with a 4-piece ensuite, plus an additional full bathroom for the family. The basement adds incredible value with a large family room, 4th bedroom, 3-piece bathroom, and laundry area. Located close to parks, schools, and shopping -- this home blends comfort and practicality in one of West Edmonton's most desirable communities. (id:6769)

Family room 4.19 m X 3.52 m

Bedroom 4 2.95 m X 3.56 m

Living room 4.36 m X 3.73 m

Dining room 1.51 m X 3.7 m

Kitchen 3.56 m X 3.72 m

Primary Bedroom 4.23 m X 3.44 m

Bedroom 2 3.41 m X 3.02 m

Bedroom 3 3.32 m X 3.28 m

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