



## Edmonton Alberta

\$394,500

Live the Good Life in Hollick-Kenyon, Edmonton! Tucked away on a quiet street and backing onto green space, this beautifully cared-for 3 bedroom, 2.5 bath half-duplex offers comfort, space, and convenience. Featuring central A/C, durable tile flooring, and a bright, open-concept layout, the main floor includes a cozy gas fireplace in the living room, a modern kitchen with stainless steel appliances, and patio doors leading to a spacious deck—perfect for relaxing or entertaining. Upstairs, the primary suite overlooks peaceful greenbelt views and comes with a generous walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bathroom, and a bonus room with custom built-ins offer flexible living space for growing families or work-from-home needs. The unfinished basement is ready for your ideas. Step outside to a fully landscaped yard with no rear neighbours, and enjoy quick access to walking trails, parks, schools, shopping, and the Anthony Henday. A fantastic place to call home! (id:6769)

Recreation room 5.63 m X 9.25 m

Utility room 2.16 m X 3.64 m

Living room 5.88 m X 3.34 m

Dining room 2.79 m X 2.84 m

Kitchen 3.1 m X 3.57 m

Family room 3.51 m X 5.53 m

Primary Bedroom 4.28 m X 4.67 m

Bedroom 2 2.76 m X 3.04 m

Bedroom 3 2.76 m X 3.36 m

Listing Presented By:



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