



## Edmonton Alberta

\$416,600

This well-planned duplex offers a functional layout designed for modern everyday living with efficient use of space. The main floor features 9' ceilings, LVP flooring, and a welcoming entry that opens to a bright great room connected to the dining area and kitchen for seamless flow. The kitchen includes quartz countertops, a central island with flush eating ledge, undermount sink, over-the-range microwave, chimney-style hood fan, full-height tile backsplash, soft-close raised-profile cabinetry, and a corner pantry. A convenient 2-pc bath and rear entry provide access to the backyard and parking pad, with the option to add a detached double garage. The basement offers 9' ceilings and rough-ins for future development. Upstairs features a primary bedroom with walk-in closet and 3-pc ensuite, plus a loft, two additional bedrooms, a 3-pc bath, and upper laundry. Finished with brushed nickel fixtures throughout. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.davidlam.exp Realty.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.