



## Edmonton Alberta

\$455,000

Exceptional investment opportunity in the highly desirable community of Edgemont! This well-maintained 2-storey half duplex offers 1,407 sq ft of modern open-concept living space with a thoughtfully designed layout perfect for comfortable everyday living. The main floor features a stylish kitchen that flows seamlessly into the dining and living area, creating a bright and inviting atmosphere. Upstairs offers 3 spacious bedrooms, including a generous primary suite complete with ensuite and ample closet space. The unfinished basement includes a separate side entrance, providing excellent potential for future development adding long-term value. Perfectly located near parks, schools, walking trails, and everyday amenities, this property is ideally situated in one of Edmonton's fastest-growing communities. This is an opportunity you won't want to miss. (id:6769)

Living room 3.92 x 3.80

Dining room 2.77 x 2.65

Kitchen 4.31 x 3.44

Primary Bedroom 3.58 x 4.11

Bedroom 2 2.50 x 3.54

Bedroom 3 3.10 x 2.60

Listing Presented By:



Originally Listed by:  
Real Broker

<https://newbeginningsrealty.ca/>



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