



## Edmonton Alberta

\$449,900

Welcome to this beautifully maintained 3-bedroom, 2.5-bath half duplex backing onto a scenic walking path and filled with natural light. The open-concept main floor offers a spacious living room, a bright dining area, and a stylish kitchen featuring stainless steel appliances and quartz countertops, perfect for entertaining or relaxing evenings at home. Upstairs, you'll find three well-sized bedrooms along with the convenience of second-floor laundry. The spacious primary suite serves as a relaxing retreat, complete with a walk-in closet and a private 4-piece ensuite, while the second and third bedrooms share a well-appointed 4-piece bathroom. Step outside to enjoy the fully landscaped yard offering plenty of space for entertaining and outdoor living backing on to a walking trail. The Orchards is an amazing community with beautiful trails around water, parks, playgrounds, splash park & a community exclusive club house with tennis & basketball courts, & hockey rink. (id:6769)

Living room 4.44 m X 2.95 m

Dining room 3 m X 2.41 m

Kitchen 3.87 m X 2.55 m

Primary Bedroom 5.13 m X 3.37 m

Bedroom 2 3.71 m X 2.97 m

Bedroom 3 4.17 m X 2.72 m

Listing Presented By:



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MORE Real Estate



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