



## Edmonton Alberta

\$459,900

Summer is just around the corner -- stay cool and comfortable with central A/C in this stunning 2022 half duplex in desirable Edgemont! Offering 3 bedrooms, 2.5 bathrooms, and a bright, functional layout, this home is designed for modern living. The main floor features 9' ceilings, vinyl plank flooring, quartz countertops, stainless steel appliances, and contemporary finishes throughout. Step outside to enjoy your private backyard with a custom-built deck and pergola -- perfect for relaxing or entertaining all season long. A double detached garage and full unfinished basement provide excellent storage and future development potential. Located close to parks, playgrounds, walking trails, and all amenities. A fantastic opportunity in one of West Edmonton's growing communities! (id:6769)

Living room 4.12 m X 3.78 m

Dining room 3.95 m X 2.98 m

Kitchen 3.37 m X 4.32 m

Primary Bedroom 4.06 m X 3.54 m

Bedroom 2 2.47 m X 4.24 m

Bedroom 3 2.56 m X 3.11 m

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group



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