



## Edmonton Alberta

\$372,800

Welcome to this well maintained half duplex tucked away on a quiet street in family friendly Hollick-Kenyon. Perfect for first time buyers, investors, or anyone looking for outstanding value. The bright open concept main floor features a spacious living room, functional kitchen, and large south facing windows that fill the home with natural light. Upstairs you'll find TWO HUGE PRIMARY BEDROOMS with generous closet space, including a WALK IN CLOSET. The FINISHED BASEMENT offers the perfect family room, home office, or potential THIRD BEDROOM, plus a roughed in bathroom ready for your finishing touches. Recent updates include a NEW ROOF (2026), upgraded appliances, and an EPOXY GARAGE FLOOR. Outside, enjoy the oversized SOUTH FACING PIE SHAPED LOT backing onto the Hollick-Kenyon green belt with direct access to walking trails. This is one you won't want to miss! (id:6769)

Family room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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