



## Edmonton Alberta

\$399,900

A well-maintained half duplex in the desirable community of Terwillegar. \*\*\*\*\* Features: \*\* South facing backyard. Lots of sunshine. Very bright. \*\* Roof shingles (house 2022, garage 2026). Hot water tank (2024). \*\* Functional and open design: living & kitchen at main, 2 bedrooms & family room at upper. \*\* Master bedroom has an ensuite and a walk-in closet. \*\* Basement is a wide open canvas waiting for new creation. \*\* Pride of ownership is even evident at the DOUBLE detached garage. \*\* Quick and easy access to the University of Alberta, Terwillegar Rec Centre and bus terminal, Top-rated schools, LRT, Anthony Henday Drive, Shopping centres, Walking trails, Ravine & Nature reserve. \*\*\*\*\* Move in & Enjoy!! (id:6769)

Living room 4.90m x 6.20m

Dining room 2.93 m X 3.25 m

Kitchen 2.88 m X 3.21 m

Family room 2.56 m X 3.27 m

Primary Bedroom 4.04 m X 3.94 m

Bedroom 2 3.16 m X 3.01 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters



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