



## Edmonton Alberta

\$409,900

This stunning Custom Built Half Duplex offers an impressive combination of Modern Design and everyday functionality in a highly desirable location. Featuring 3 bedrooms and 2.5 bathrooms this residence is ideal for families seeking both comfort and convenience. The main floor boasts an Open Concept layout highlighted by a beautiful Chef's Kitchen perfect for Entertaining and Daily Living. Upstairs, you'll find 3 Spacious Bedrooms including a well appointed Primary Suite with a 4 Piece Ensuite and Large Walk In Closet. Laundry conveniently upstairs. The Unfinished basement adds valuable versatility for future development. Perfectly situated near Top Rated Schools, Shopping Centres, Walking Trails and Public Transportation this property provides both lifestyle and location. With its modern features, thoughtful design, and unbeatable setting this home presents a rare opportunity in today's market. Upgrades Include: Hardwood Flooring, Granite Countertops throughout and a 2 Tiered Deck. (id:6769)

Living room 12.08 m X 13.01 m

Dining room 8.03 m X 8.09 m

Kitchen 10.11 m X 13.02 m

Family room 8.07 m X 9.02 m

Primary Bedroom 13.09 m X 13.11 m

Bedroom 2 9.05 m X 10.04 m

Bedroom 3 12.17 m X 9.03 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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