



## Edmonton Alberta

\$440,000

Fantastic Duplex Townhouse ~ Featuring 3 bedrooms, 3.5 BATHS & FULLY FINISHED BASEMENT! Main floor boasts 9' ceilings, living room with 3-sided gas fireplace and laminate floors. Rear corner kitchen with adjacent dining space and access to the back deck and fenced/landscaped yard. BRAND NEW APPLIANCES & CARPET UP AND FRESHLY PAINTED interior walls. Primary bedroom has walk-in closet & private ensuite bath. 2 Add'l guest bedrooms & full main bath complete this space. The basement is finished with large family/guest room & yet another full bath. Gorgeous curb appeal with Hardie siding & stone. Escape the summer heat this year with A/C!! Single att'd garage to keep your vehicle warm & dry in the winter months. Need easy quick access to public transport? No problem with walking distance to Belvedere LRT, or 5 min. drive to Yellowhead or Henday. Walk the kids to Belvedere Elementary school. All major amenities close by (banks, shopping, restaurants etc). Low condo fees of \$165/mo. (id:6769)

Family room 4.63 m X 7.48 m

Living room 4.18 m X 5.25 m

Dining room 3.44 m X 2.54 m

Kitchen 2.35 m X 2.42 m

Primary Bedroom 3.26 m X 4.17 m

Bedroom 2 2.83 m X 4.29 m

Bedroom 3 2.81 m X 3.48 m

Listing Presented By:



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Initia Real Estate



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