



## Edmonton Alberta

\$440,000

This Jayman-built half duplex impresses with 9 ft ceilings on both the main floor and bonus room, creating an open and spacious feel. The main floor offers a modern great room layout with laminate flooring, a stylish kitchen featuring quartz countertops, flush eating bar, pantry, and a generous dining area. Upstairs, the bonus room is ideal as a family retreat or home office, and laundry is conveniently located near the bedrooms. The primary suite includes a walk-in closet and full ensuite, complemented by two additional bedrooms and another full bath. Central A/C provides year-round comfort. The basement is partially finished with permits, electrical and drywall completed, plus a roughed-in bathroom for future development. Located in McConachie with easy access to shopping, schools, and the Henday. (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

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://www.ericclark.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.