



## Edmonton Alberta

\$469,900

Welcome to this move-in ready City Homes-built duplex that checks all the boxes! This upgraded former show home offers 3 bedrooms, 2.5 baths, and an open-concept main floor with 9-ft ceilings. The spacious kitchen features upgraded cabinets with crown moldings, corner pantry, peninsula island with extended eating bar, pot & pan drawers, gourmet range, chimney hood fan, farmhouse sink, custom tile, and stainless steel appliances. Hardwood & tile flooring throughout the main, plus a rear mudroom and 2-pc bath. The bright great room overlooks the landscaped yard. Upstairs offers 3 spacious bedrooms, a 4-pc bath, and convenient laundry. The primary suite includes a walk-in closet and 4-pc ensuite. Fully finished basement with 4th bedroom, large rec room, and storage. Includes custom blinds and central A/C. Close to parks, trails, and a new school under construction--perfect family community with growing amenities! (id:6769)

Bedroom 4 3.42 m X 1.98 m

Recreation room 5.48 m X 8.36 m

Storage 1.61 m X 2.89 m

Utility room 3.58 m X 1.6 m

Living room 5.81 m X 5.28 m

Dining room 2.02 m X 3.73 m

Kitchen 3.78 m X 3.53 m

Primary Bedroom 3.66 m X 4.02 m

Bedroom 2 2.78 m X 2.89 m

Bedroom 3 3.52 m X 2.98 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
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