



## Edmonton Alberta

**\$319,000**

Step inside this spacious 3 bedroom half duplex located in desirable North Edmonton. The main floor offers a bright, open-concept kitchen and dining area perfect for everyday living and entertaining. A convenient half bathroom on the main level leads to the rear entrance and a fully fenced backyard. New flooring in the back entrance and half bath will be completed once the tenants have vacated. The rear lane access provides excellent parking options, with plenty of space and future potential for a garage. The large backyard offers room to relax, play, or garden. Upstairs, you'll find an oversized primary bedroom, two additional generously sized bedrooms, and a full 4 pce bathroom, where the Pedestal vanity will also be replaced. The unfinished basement includes a dedicated laundry area and awaits your personal touch. Location truly sets this home apart. Enjoy the convenience of walking to nearby schools, parks, public transit, and shopping, with easy access to Anthony Henday Drive and major routes. (id:6769)

Living room 4.67 m X 6.53 m

Dining room 4.12 m X 1.58 m

Kitchen 4.12 m X 3.63 m

Primary Bedroom 3.82 m X 5.34 m

Bedroom 2 3.05 m X 2.6 m

Bedroom 3 3.96 m X 3.08 m

Listing Presented By:



Originally Listed by:  
Real Broker

**Ahmad Sai**  
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