



## Edmonton Alberta

\$319,900

Spacious 2-storey 1/2 duplex in a desirable Kilkenny location! Featuring 1,331 sq ft and an open floor plan with 3 Bedrooms plus a Den upstairs. This well-maintained home features many upgrades, including new flooring throughout, upgraded lighting and electrical, newer paint, new exterior doors and a newly finished basement family room—perfect for relaxing or entertaining. The main floor includes an oversized Living Room, 2 pc bathroom, convenient rear mudroom, and a large eat-in kitchen featuring newer stainless steel appliances and plenty of room for family meals and gatherings. Upstairs offers 3 spacious bedrooms plus a versatile den and a large 4 pc bathroom. Enjoy the convenience of being within walking distance to Londonderry Rec Centre, as well as excellent nearby schools. Situated on a large lot with a fully fenced yard, this property also offers ample parking area. A fantastic opportunity for families, first-time buyers, or investors seeking a move-in-ready home in a great neighborhood! (id:6769)

Family room 4.37 m X 5.2 m

Laundry room 4.12 m X 6.37 m

Living room 4.68 m X 5.37 m

Dining room 4.08 m X 2.45 m

Kitchen 4.08 m X 2.69 m

Pantry 0.49 m X 0.46 m

Mud room 2.46 m X 1.2 m

Primary Bedroom 3.56 m X 3.09 m

Bedroom 2 3.02 m X 2.6 m

Bedroom 3 3.78 m X 2.37 m

Bedroom 4 3.03 m X 2.88 m

Listing Presented By:



Originally Listed by:  
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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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