



## Edmonton Alberta

\$400,000

Welcome to your new home in the vibrant community of Ozerna! This beautiful 1250sq. ft. half duplex offers a perfect blend of comfort and functionality. This home features a spacious foyer leading to a convenient half bath, garage access, and an open-concept kitchen equipped with a central island, laminate countertops, white cabinetry, and LED lighting. The generous dining and living areas with natural light and laminate flooring. Step through the patio doors to a HUGE backyard complete with a tiered deck and storage shed--ideal for outdoor entertaining. Upstairs, the expansive primary suite boasts his-and-hers closets and a shared main bath with a separate pocket door. Two additional bedrooms, including one with a walk-in closet, provide ample space. The fully finished basement includes an open family room with durable linoleum. Additional amenities a single attached garage, ample parking space. Located close to schools, shopping centers, public transit, and the scenic Ozerna Park. (id:6769)

Family room 5.49 m X 4.67 m

Laundry room 1.62 m X 0.99 m

Living room 3.66 m X 4.83 m

Dining room 2.3 m X 3.16 m

Kitchen 2.98 m X 3.27 m

Primary Bedroom 3.76 m X 3.9 m

Bedroom 2 2.87 m X 3.8 m

Bedroom 3 2.82 m X 3.78 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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