



## Edmonton Alberta

\$459,900

Welcome to this beautifully maintained duplex in Edgemont! Boasting 1560 sq. ft, this 2-storey home features 3 bedrooms, 2.5 baths, a bonus room, and a double attached garage. The bright, open-concept layout includes a spacious living room, kitchen with SS appliances, quartz countertops, a center island, a stylish tile backsplash, and a walk-in pantry. A 2-pc bath completes the main floor. Upstairs, you'll find a bonus room, 3 spacious bedrooms and a 4-pc shared bath, with the primary bedroom featuring a walk-in closet and a 4-pc ensuite. The unfinished basement offers endless possibilities for customization, allowing you to create a space that perfectly fits your needs. Enjoy access to fantastic amenities nearby, including parks, schools, and shopping. Quick access to the Henday. (id:6769)

Living room 3.82 \* 3.54

Dining room 2.74 \* 3.54

Kitchen 2.96 \* 3.54

Primary Bedroom 5.09 \* 3.77

Bedroom 2 3.26 \* 3.19

Bedroom 3 3.24 \* 3.78

Bonus Room 2.55 \* 3.18

Listing Presented By:



Originally Listed by:  
Century 21 Masters



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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