



## Edmonton Alberta

\$399,900

Never shovel again in this well-maintained 55+ community! This spacious 2-bedroom + den, 2.5-bath 1/2 duplex is the perfect blend of comfort and functionality. Open Kitchen & living room with gas fireplace & loads of natural light opens to the south facing composite deck with Electric Awning, perfect for the warm summer days. Spacious primary suite with 4 piece ensuite, walk in closet & wall AC unit. Flexible main-floor den for a home office or hobby space. A Walk in storage room with stackable laundry & a 2 piece bathroom complete the main level. Downstairs find the fully finished basement with a large family room, gas fireplace, 2nd good sized bedroom, full bathroom and security bars on all basement windows for added piece of mind. Tons of storage in the large utility room. NEW Furnace & H2O tank (2024) NEW Sump pump (2025) New Custom Cellular Shades (2025) OVERSIZED Double ATTACHED garage with shelving. Comes with Custom Stair Lift ready to be installed. Low Maintenance living at its best! (id:6769)

Family room 5.72 m X 4.97 m

Bedroom 2 3.59 m X 4.31 m

Recreation room 5.51 m X 3.8 m

Living room 4.14 m X 5.14 m

Dining room 3.1 m X 4.55 m

Kitchen 3.2 m X 4.01 m

Den 3.34 m X 3.3 m

Primary Bedroom 3.64 m X 4.52 m

Laundry room 1.77 m X 1.96 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate



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