



## Edmonton Alberta

\$330,000

PERFECT for couples, young families, or investors, this well-kept duplex is tucked away on a quiet street in Summerhill Meadows in the sought-after community of Larkspur. Enjoy low condo fees and a bright, open layout featuring luxury vinyl plank flooring and large windows that flood the home with natural light. The crisp white kitchen offers New Appliances (2024) an island and ample counter space with patio doors opening to a south-facing deck and Private Oasis back yard, perfect for relaxing or watching the kids play. Upstairs you'll find three bedrooms, including a spacious primary with generous closet space. The lower level is drywalled with electrical completed and ready for finishing with New Furnace, H2O Tank and Washer & Dryer. Single attached garage adds comfort and security, plus ample visitor and street parking. Just steps to all shopping you need, restaurants, parks, trails, and the Rec Centre, with quick access to Anthony Henday and all areas of the city. (id:6769)

Laundry room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

<http://www.bradwarkentin.com/>

**Ahmad Sai** RE/MAX RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)