



## Edmonton Alberta

\$575,000

Gorgeous upscale duplex available in Queen Alexandra! This FULLY FINISHED, 2-storey home provides a highly spacious floor plan with premium upgrades. The main floor boasts hardwood throughout, a chef's kitchen w/custom cabinetry, granite counters, and s.s. appliances. The bright living space w/beautiful 3-sided fireplace connects you to the open formal dining room. Upstairs you will discover the grand primary retreat, w/vaulted ceilings, walk-in closet, 4-pc ensuite, and balcony overlooking the yard. The upper level is also home to a massive 2nd bedroom w/walk-in closet and 2nd 4-pc ensuite, plus a cozy loft/den area. The fully finished lower level offers a 3rd and 4th bedroom, additional 4-pc bath, laundry room, and plenty of storage. Outside you will enjoy the large, partially covered deck, mature trees, and double detached garage. Close proximity to the U of A, Downtown, Whyte ave and more, this is an incredible opportunity! Freshly painted and ready to go! (id:6769)

Bedroom 3 2.99 m X 3.58 m

Bedroom 4 2.99 m X 5.25 m

Primary Bedroom 5.37 m X 4.25 m

Bedroom 2 3.07 m X 3.78 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.