



## Edmonton Alberta

\$635,000

Stylish, spacious, and perfectly located -- this stunning 5-bedroom + den half-duplex offers over 1,754 sq. ft. above grade, upscale finishes throughout, and incredible investment potential! Features You'll Love: Open-concept main floor with bright living space Gourmet kitchen + versatile den/home office Elegant tray ceilings in the family room & primary bedroom Triple pane windows + central A/C for year-round comfort 3 spacious upstairs bedrooms + bonus room Fully finished basement with LEGAL 2-bedroom suite Rear sun deck, landscaped yard & double detached garage Prime central location near: o Whyte Avenue o River Valley o Downtown Edmonton o University of Alberta o Old Strathcona shops, parks & nightlife Perfect for families, investors, or multi-generational living! Don't miss this amazing opportunity in one of Edmonton's most desirable communities. Certain photos have been digitally enhanced and/or virtually staged. (id:6769)

Bedroom 4 3.62 m X 2.62 m

Bedroom 5 3.62 m X 2.69 m

Second Kitchen 4.77 m X 2.34 m

Laundry room 0.99 m X 1.87 m

Dining room 3.86 m X 2.79 m

Kitchen 4.63 m X 2.9 m

Family room 6.03 m X 3.55 m

Den 3.02 m X 2.72 m

Primary Bedroom 4.24 m X 3.9 m

Bedroom 2 3.93 m X 2.83 m

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Bonus Room 2.98 m X 3 m

Listing Presented By:



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