



## Edmonton Alberta

\$539,900

Bright & spacious half duplex in sought-after Ambleside! Offering 2,200+ sq.ft. of developed space including a finished basement, this 4 bed, 3.5 bath home sits on a sunny south-facing pie lot. The open main floor features a cozy living room with modern electric fireplace, dining area, and white kitchen with quartz counters, SS appliances (new stove), pantry, and access to a large backyard. Upstairs includes 2 bedrooms, 4-pc bath, laundry with new XL washer, plus a stunning primary with vaulted ceiling, walk-in closet & 3-pc ensuite. The finished basement offers 9' ceilings, spacious rec room, 4th bedroom, 4-pc bath & storage. Includes Hunter Douglas blinds throughout (blackouts in bedrooms), central A/C, fresh paint & premium security system. Quiet street walking distance to Dr. Margaret-Ann Armour K-9, Movati Athletic, and Tesoro Market. Quick access to Ellerslie Rd, Henday, Terwillegar Dr & Currents of Windermere. This move-in ready home has it all! (id:6769)

Family room 15' x 16'6"

Bedroom 4 8'10" x 14'11"

Living room 13'3" x 18'3"

Dining room 10' x 8'11"

Kitchen 9'8" x 13'5"

Primary Bedroom 11'10" x 16'8"

Bedroom 2 10' x 9'8"

Bedroom 3 10'6" x 9'7"

Listing Presented By:



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