



## Edmonton Alberta

\$449,900

This is the one... exceptional half duplex in Langdale! The main level offers open concept, great room style living; The kitchen features quartz countertops, subway tile backsplash, stainless steel appliances & large island with eat up bar, an adjacent dining area & living room, complete with gas fireplace. Upstairs the primary bedroom has vaulted ceilings, a walk in closet & ensuite. 2 more bedrooms & a full bath complete this level. The finished basement hosts a family room, office alcove, 4th bedroom, 2 piece bathroom & laundry. Additional features of the home include central A/C, built in speakers (in garage too) tile & laminate flooring & metal railings. The yard has an expanded deck, gazebo & lower patio area & is nicely landscaped, including additional trees. A double attached garage & oversized driveway complete this home. Steps to the playground & park & close to amenities & schools. With the landscaping, fences, deck, window coverings, appliances & A/C all in place all you have to do is move in! (id:6769)

Family room 4.45 m X 3.87 m

Den 1.96 m X 1.74 m

Bedroom 4 3 m X 2.65 m

Living room 4.03 m X 3.81 m

Dining room 2.82 m X 1.79 m

Kitchen 3.61 m X 2.76 m

Primary Bedroom 3.78 m X 3.59 m

Bedroom 2 3.46 m X 2.54 m

Bedroom 3 4.07 m X 2.51 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**RE/MAX ELITE**

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