



## Edmonton Alberta

\$249,999

Welcome to Lymburn! Located in a quiet cul-de-sac in a family-friendly neighborhood, this well-maintained 3-level duplex offers 2 bedrooms, 2 bathrooms, and a fully finished basement. Upon entering, you'll be greeted by a bright living room with vaulted ceilings that flows into the dining area, with patio doors providing access to the private backyard. Numerous upgrades have been completed, including a high-efficiency furnace, appliances, hardwood flooring, windows, and an updated kitchen. The fully fenced yard includes a storage shed and offers a great space to relax or entertain. Conveniently located directly in front of the home are two energized parking stalls. Enjoy easy access to schools, playgrounds, Jamie Platz Family YMCA, the library, Callingwood Shopping Centre, and public transit. A fantastic opportunity for first-time buyers, downsizers, or investors. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

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.