Edmonton Alberta

$549,000

This 1700 SQFT two-storey duplex with a detached double garage offers an opportunity to own an EXCEPTIONAL home in a FAMILIAR neigbourhood of King Edward Park, renowned for its A+ rated Commute, Amenities, Cost of Living, Health Facilities, & Schools. Starting W/ 9 ceilings on all 3 floors, Exceptional begins from an open-plan main floor, smartly divided into a lounge area w/ a gas fireplace, a dining area, & a spacious kitchen w/ a quartz Island. Upgrades such as designer lighting fixtures, stainless steel appliances, a gas stove & engineering wood flooring seamlessly blend functionality, style & enjoyment. Exceptional continues on the 2nd floor w/ convenience, practicality, & comfort in mind: Master 5pc ensuite stands out w/ a double sink washroom & a walk-in closet. The other 2 sunlit bedrooms are strategically separated by a significant roomy laundry room & a 4pc bathroom. Added bonus is a separate entrance to a fully-finished basement with a huge living room, a sizeable bedroom & a 4pc bathroom. (id:6769)

Bedroom 4 3.49 m X 4.46 m	Kitchen 3.67 m X 4.66 m
Recreation room 5.22 m X 6.46 m	Primary Bedroom 3.96 m X 4.57 m
Living room 3.96 m X 4.57 m	Bedroom 2 2.79 m X 3.46 m
Dining room 4.28 m X 3.9 m	Bedroom 3 3.05 m X 3.65 m

Listing Presented By:

Originally Listed by:
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