

Edmonton Alberta

$474,900

3 bed/3.5 bath duplex w/FULLY FIN basement. 1540 sq ft above grade + 740 sq ft basement = 2280 living space. Custom 2-storey exec duplex on quiet, tree-lined corner lot. Across from soccer field, steps to river valley trails, 2 blcks to Capilano Ravine. 8 mins to downtown. Public transit. Main flr hardwood flrs & corner gas fireplace (gives off tons of heat) & 2-piece bath. Chef's kitchen w/granite counters, tile backsplash, cabinets to the ceiling, walk-in pantry. Deck off kitchen for grilling/entertaining. Upstairs: laundry, 3 spacious bedrooms, 2 full baths. Main bath between 2 extra bedrooms has soaker tub. Primary: double drs, walk-in closet, full bath w/soaker tub, private balcony. 2019-finished basement: family room, 1 bed, bath w/separate jetted tub & stand-up shower. Textured ceilings, 12X24 tile. ALL counter-tops are granite. Central A/C. Single garage, fully landscaped/fenced, shed. Exterior insurance is $1,700/year per side. Instead of condo fees of $250/mnth, owners contribute $3,000/YEAR. (id:6769)

Bedroom 4 2.91 m X 3.44 m
Recreation room 5.58 m X 5.51 m
Utility room 3.07 m X 2.03 m
Living room 3.3 m X 6.07 m
Dining room 3.08 m X 4.06 m
Kitchen 3.57 m X 3.86 m
Primary Bedroom 3.27 m X 3.96 m
Bedroom 2 3.57 m X 3.23 m
Bedroom 3 3.09 m X 2.82 m

Listing Presented By:



Originally Listed by:
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