



## Edmonton Alberta

\$289,900

Tucked away in a quiet, central location, this beautifully maintained half duplex offers over 1,600 sq. ft. of fully developed living space! Built in 2002, this 2+1 bedroom, 3.5 bathroom home is perfect for professionals, students, or anyone seeking low-maintenance living with style and space. The open-concept main floor features hardwood and ceramic tile, a corner gas fireplace, and a functional island kitchen with pantry, laundry area, and access to the rear deck. Upstairs, you'll find two spacious bedrooms, each with its own full bathroom, including a Jacuzzi tub and his/hers closets in the primary suite. The professionally finished basement (with permits) offers a large rec room/bedroom combo with a Murphy bed, a 4-piece bath with in-floor heating, ceramic tile shower, and a soaker tub, and laundry—ideal for a roommate, or teenager. Complete with an attached garage, cozy front veranda, and located minutes from Grant MacEwan, NAIT, LRT, Rogers Place, shopping, schools and more. Just move in and enjoy! (id:6769)

Bedroom 3 6.81 m X 3.87 m

Living room 5.06 m X 3.92 m

Dining room 1.75 m X 3.46 m

Kitchen 3 m X 3.53 m

Primary Bedroom 3.66 m X 3.59 m

Bedroom 2 3.35 m X 3.87 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty



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