



## Edmonton Alberta

\$674,900

LOCATION LOCATION!! This Half Duplex home is located on tree-lined street near the U of A, river valley, legislature, downtown and Whyte Ave. The main floor features 9' ceilings, hardwood, gas fireplace, dining room with private BBQ deck + gas line, well-appointed kitchen and 2-pc powder. Upstairs you'll love the large master suite with vaulted ceilings, sitting/office area, walk-in closet and 3pc ensuite with steam shower. 4 pc main bath. Bonus room/bedroom leads out to the huge west-facing deck & second bedroom completes this level. Downstairs you'll find a family room with engineered hardwood floors, bedroom with vinyl plank, 4 pc bath and laundry area. The over-sized double attached garage provides room for 2 cars plus storage. Enjoy the walking lifestyle of this desirable neighbourhood, where coffee shops, restaurants and public transit are all just a short stroll away! (id:6769)

Bedroom 4 4.05 m X 2.76 m

Recreation room 6.16 m X 5.25 m

Living room 4.74 m X 3.8 m

Dining room 4.86 m X 3.24 m

Kitchen 3.95 m X 2.71 m

Primary Bedroom 6.41 m X 5.25 m

Bedroom 2 4.55 m X 3.14 m

Bedroom 3 3.78 m X 3.19 m

Listing Presented By:



Originally Listed by:  
The Good Real Estate Company



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