



## Edmonton Alberta

\$449,999

An uncommon gem: a duplex w a HEATED DBL GARAGE, a FULLY FINISHED BASEMENT, NEW ROOF, 4 BEDROOMS, and 4 BATHROOMS all STEPS from the LAKE and PARK! This is the PERFECT starter, investment, or family home! Walking in, there's a huge entrance making for easy transitions. The living room is HUGE w TONS OF NATURAL LIGHT (mainly facing east)! MAIN FLOOR bathroom also houses your SIDE BY SIDE LAUNDRY w/ storage! The STAINLESS STEEL kitchen has an EAT UP ISLAND, and again, tons of natural SW facing light. Upper bedrooms are very well sized, w a FULL ENSUITE and WALK-IN CLOSET in the primary. The fully finished basement is so well laid out- rec space is MAXIMIZED making it a full SECOND LIVING ROOM. The large bedroom also has a FULL ENSUITE! Backyard is massive - whether it's gatherings around the fire pit or on the HUGE DECK, this house checks all the boxes. In an unprecedented market, make stable investment choices for your family and future with this home. (id:6769)

Bedroom 4 3.56 m x Measurements not available

Recreation room 5.54 m x Measurements not available

Living room 4.29 m x Measurements not available

Dining room 2.65 m x Measurements not available

Kitchen 3.16 m x Measurements not available

Primary Bedroom 4.21 m x Measurements not available

Bedroom 2 2.88 m x Measurements not available

Bedroom 3 2.84 m x Measurements not available

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)