



## Edmonton Alberta

\$299,900

No Condo fees for this charming south-facing half-duplex, it offers the perfect blend of modern updates & a great location. Situated on a massive 25 x 189 foot lot! The main floor has a walk through kitchen with a window over the sink & views of the yard through the large dining room. Living room has 3 big south facing windows giving it a warm glow. Features 3 generous bedrooms upstairs with large closets that are sure to surprise you. The home has two full bathrooms & a fully finished basement provides extra space for family, guests or hobbies. Recent upgrades include NEW ROOF, WINDOWS, FENCE & an updated, HIGH EFFICIENCY FURNACE, delivering energy efficiency & peace of mind. The covered car port keeps the weather off the car. Massive private yard provides space for the most avid gardener, get togethers with family, your own soccer field or an outdoor relaxation haven. Just steps from transit, Millwoods REC Center, excellent schools, Costco & South Common, everything you need is right at your doorstep. (id:6769)

Family room Measurements not available x 2.84 m	Kitchen Measurements not available x 2.66 m
Den 3.5m x 2.79m	Primary Bedroom Measurements not available x
Living room Measurements not available x 4.81 m	3.45 m
Dining room Measurements not available x 2.82 m	Bedroom 2 Measurements not available x 2.61 m
	Bedroom 3 Measurements not available x 2.61 m

Listing Presented By:



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