



Edmonton Alberta

\$425,000

Front/back duplex in the heart of Bonnie Doon with no condo fees and exceptional walkability. Built in 2003, this well-kept home offers 3 bedrooms up, 1 down, and 2.5 baths—ideal for families or investors. The main floor features hardwood floors, a cozy gas fireplace, convenient laundry, and a functional layout for everyday living. Upstairs continues with hardwood throughout, while the finished basement adds extra living space with a warm, carpeted feel. A single attached garage completes the package. The yard is designated as common property, providing outdoor space without the responsibility of maintaining a large private lot. Step outside and enjoy being just minutes from Bonnie Doon Mall, Safeway, cafes, restaurants, the LRT, and the scenic trails of Mill Creek Ravine. A fantastic opportunity in one of Edmonton's most walkable and connected communities.

(id:6769)

Bedroom 4 2.51 m X 3.62 m

Recreation room 6.86 m X 4.75 m

Utility room 2.35 m X 3.27 m

Living room 6.31 m X 6.55 m

Dining room 2.5 m X 3.18 m

Kitchen 4.64 m X 3.05 m

Primary Bedroom 4.67 m X 4.15 m

Bedroom 2 3.58 m X 3.41 m

Bedroom 3 3.44 m X 2.93 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



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