



Edmonton Alberta

\$464,900

Welcome to The Orchards! Better than new... This fabulous, almost 1600 sq.ft., 2-storey, double attached garage half-duplex is located on a quiet street & presents like a dream! Beautifully maintained 3 bed, 2.5 bath home shows pride of ownership throughout. The bright open-concept main floor features upgraded 9 ft ceilings, LVP flooring, a cozy fireplace, stylish kitchen with a 10 ft island, quality finishes, window blinds, water softener & RO drinking water system. Upstairs offers a huge bonus room, convenient laundry, 2 additional spacious bedrooms, and a lovely primary retreat with walk-in closet & ensuite. The basement includes a SEPARATE SIDE ENTRY, offering excellent future development potential. Enjoy the fully landscaped and fenced yard with deck and gazebo, HRV system and move-in ready condition. Located in a fantastic family-friendly area within walking distance to schools, shopping, transit, parks, playgrounds, walking trails and everyday amenities. A pristine home in an exceptional location! (id:6769)

Living room 9'11" x 11'2"

Dining room 8'11" x 11'2"

Kitchen 14'6" x 19'9"

Primary Bedroom 11'6" x 16'

Bedroom 2 9'2" x 9'4"

Bedroom 3 9'3" x 9'3"

Bonus Room 13'1" x 12'10"

Laundry room 6'8" x 6'

Listing Presented By:



Originally Listed by:
Real Broker

<https://minagayed.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.