



Edmonton Alberta

\$350,000

Welcome to this well-maintained 2 storey half duplex in the desirable community of Eaux Claires! Situated on a huge pie-shaped lot backing onto beautiful green space, this home offers privacy and plenty of outdoor enjoyment. The open concept main floor features laminate flooring throughout, a spacious living room with a cozy gas fireplace, and a bright kitchen with refinished cabinetry and a central island perfect for entertaining. A convenient 2-pc bath completes the main level. Upstairs you will find 2 large bedrooms including a generous primary suite with a 4-pc ensuite, plus an additional 4-pc bath. The single attached garage adds convenience and functionality. Recent upgrades include shingles (2025), windows/patio door(2020), refrigerator (2009), dishwasher (2011), and furnace/HWT (2016). Ideally located close to dining, shopping, schools, public transportation and plenty more amenities. (id:6769)

Living room 4.22 m X 2.69 m

Dining room 2.52 m X 2.14 m

Kitchen 3.14 m X 2.93 m

Primary Bedroom 3.84 m X 4.19 m

Bedroom 2 4.42 m X 3.94 m

Listing Presented By:



Originally Listed by:
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