



## Edmonton Alberta

\$479,900

Welcome to Desrochers in Heritage Valley! Perfect for a young family or professional couple; perhaps working from home. This move-in ready 2-storey half duplex offers over 1,500 sq ft of living space. The open-concept main floor features luxury vinyl plank flooring, 9 ft ceilings, quartz countertops throughout, and a spacious kitchen with stainless steel appliances, beverage centre, and ample counter space and cabinetry. The bright dining area overlooks the deck and backyard, while the inviting living room is ideal for entertaining. Upstairs you'll find a generous primary suite with walk-in closet and 3-piece ensuite, plus 2 spacious bedrooms, a 4-piece bath, and convenient upper-floor laundry with a sink. You will appreciate the double attached garage and the side entrance provides excellent potential for a future basement development, home gym, or additional living space. HOA to enhance area. Ideally located close to schools, shopping, South Edmonton Common, the airport, and Anthony Henday Drive. (id:6769)

Living room 4.09 m X 3.25 m

Dining room 3.18 m X 2.47 m

Kitchen 4.65 m X 2.63 m

Primary Bedroom 4.17 m X 4.11 m

Bedroom 2 4.28 m X 2.82 m

Bedroom 3 3.55 m X 2.84 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://cathycookson.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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