



# Edmonton Alberta

\$575,000

Turn-key living in the heart of Bonnie Doon! This impeccably maintained 1/2 duplex offers 2,171 sq. ft. of beautifully finished living space. Bright, open and move-in ready, this home features central A/C, quality finishes, and an exceptionally functional floor plan. The sun-filled main floor showcases an open-concept design with a stunning kitchen, spacious living and dining areas. The 2nd level offers 2 generous bedrooms, a full bath, laundry room, and a versatile loft space. The top floor is dedicated to the private primary retreat, complete with a w/in closet, full ensuite, and flex space. The fully finished basement offers a 4th bedroom, 4th bathroom, and a second kitchen perfect for extended family, guests, or multi-generational living. Outside, enjoy the low-maintenance yard and detached garage, all just minutes from the River Valley, LRT, Whyte Avenue, Downtown, Campus Saint-Jean, cafes, shopping, parks, and some of Edmonton's best schools. Stylish & fully finished in ultra desirable Bonnie Doon! (id:6769)

- Family room Measurements not available
- Bedroom 4 Measurements not available
- Second Kitchen Measurements not available
- Living room Measurements not available
- Dining room Measurements not available
- Kitchen Measurements not available

- Den Measurements not available
- Primary Bedroom Measurements not available
- Bedroom 2 Measurements not available
- Bedroom 3 Measurements not available
- Bonus Room Measurements not available
- Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Progressive



**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.