



## Edmonton Alberta

\$489,900

Two blocks from Mill Creek Ravine. No condo fees. Central AC! This south-facing half duplex in the heart of Ritchie. This fully finished 4 bed / 3.5 bath home gives you the space & quality of a detached w/o the price tag. The open main floor features a floor-to-ceiling tile fireplace, granite counters throughout, Hunter Douglas blinds & a kitchen built for people who actually cook, w/ a gas range, an oversized island & a massive walk-in pantry. Upstairs you'll find three bedrooms, two full baths & laundry all on the same level. The primary suite has a walk-in closet & full ensuite. The fully developed basement adds a 4th bedroom, full bath, rec room, storage & a separate side entrance. Out back, a low-maintenance yard w/rear gate leads to your parking pad & garage. Fence in the front & you've got a south-facing yard to go with it. Ritchie Market, restaurants, coffee shops & Mill Creek Ravine are all within a short walk. This is the neighborhood people move into and don't leave. (id:6769)

Bedroom 4 3.67 m X 3.3 m

Recreation room 6.49 m X 3.15 m

Utility room 2.88 m X 2.7 m

Living room 4.71 m X 2.88 m

Dining room 4.17 m X 2.91 m

Kitchen 4.17 m X 2.76 m

Primary Bedroom 3.5 m X 3.41 m

Bedroom 2 3.25 m X 2.78 m

Bedroom 3 2.88 m X 2.82 m

Listing Presented By:



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