



## Edmonton Alberta

\$254,900

Bright and sunny with fantastic curb appeal, this beautifully maintained open-concept duplex offers comfort, convenience, and NO condo fees! Featuring 3 bedrooms, 2 bathrooms, and 1,052 sq. ft. plus a fully finished basement. There is also a lovely front porch for enjoying your morning coffee or entertaining friends. This move-in ready home has numerous upgrades throughout. The recent updates include roof (2017), solar film and Coolaroo Roller Blinds on windows (2023), furnace maintenance (2024), eavestroughs (2024), washer & dryer (2019), hood fan (2021), fridge (2021), dishwasher (2021), and brand-new stove (2025). Parking for 2 vehicles. Excellent central location, close to Royal Alexandra Hospital, NAIT, Downtown Edmonton, schools, shopping, recreation, transit, and more. Perfect for first-time buyers, families, or investors! (id:6769)

Recreation room 5.47 m X 5.31 m

Storage 1.44 m X 1.68 m

Utility room 2.43 m X 4.03 m

Living room 5.77 m X 3.23 m

Dining room 4.2 m X 1.96 m

Kitchen 3.56 m X 2.12 m

Primary Bedroom 3.56 m X 3.46 m

Bedroom 2 3.56 m X 4.03 m

Bedroom 3 2.88 m X 2.4 m

Listing Presented By:



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