



Edmonton Alberta

\$599,900

MODERN. MOVE-IN READY. RITCHIE GEM. Don't miss this contemporary 2-storey half-duplex offering 1606 sq ft above grade and 2312 sq ft of total living space, featuring 3+1 bedrooms & 3.5 bathrooms in one of Edmonton's most walkable neighborhoods, just steps to Whyte Ave, the U of A & River Valley with NO condo or HOA fees! The Open-Concept Main Floor showcases a cozy living room with Electric Fireplace, Feature Wall & Engineered Hardwood Flooring. The bright kitchen boasts High-Quality Cabinetry, Tile Backsplash, Quartz Countertops & Huge Island, while the dining area opens through patio doors to a large rear deck & landscaped yard. Upstairs offers a Primary Suite with Vaulted Ceilings, Fireplace, Walk-In Closet & 5-piece Ensuite, plus 2 more bedrooms, full bath & Upper Laundry. The Fully Finished Basement with 9 Ft Ceilings & Separate Side Entrance offers future suite potential, with a 4th bedroom, full bath, theatre room & kitchenette with microwave hood fan & sink. WELCOME HOME! (id:6769)

Bedroom 4 2.85 m X 4.26 m

Utility room 2.42 m X 2.83 m

Recreation room 4.84 m X 4.56 m

Living room 3.63 m X 4.5 m

Dining room 3.99 m X 3.25 m

Kitchen 3.63 m X 5.35 m

Primary Bedroom 3.47 m X 4.25 m

Bedroom 2 2.79 m X 3.46 m

Bedroom 3 2.73 m X 4.36 m

Listing Presented By:



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Exp Realty



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