



## Edmonton Alberta

\$379,999

This bright and beautiful half-duplex offers 3 spacious bedrooms and 2.5 bathrooms. The home features gleaming hardwood floors, a stunning kitchen with granite countertops, a central island, tile backsplash, pantry, and stainless steel appliances. Natural light fills the space, creating a warm atmosphere. The main floor includes a large dining area, living room, guest bath, and main floor laundry. Upstairs, the primary bedroom has a walk-in closet and a 4-piece ensuite, plus two additional well-sized bedrooms. The basement is ready for development with 9-foot ceilings, rough-in plumbing, and large windows for potential legal bedrooms. Enjoy the fully fenced, landscaped backyard and double garage, perfect for summer BBQs. Conveniently located near schools, shopping, public transport, and amenities. The builder has double soundproofed the common wall for added privacy. (id:6769)

Living room 4.33 m X 3.99 m

Dining room 3.18 m X 3.29 m

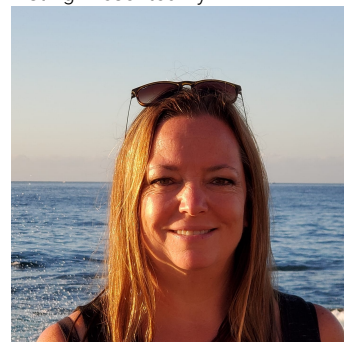
Kitchen 2.93 m X 3.54 m

Primary Bedroom 3.35 m X 3.74 m

Bedroom 2 3.38 m x Measurements not available

Bedroom 3 2.77 m X 2.87 m

Listing Presented By:



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