



## Edmonton Alberta

\$399,900

Tucked away on a quiet cul-de-sac in Tamarack, this beautifully maintained half duplex sits on a large 527.80 m<sup>2</sup> pie-shaped lot and offers 3 bedrooms & 2.5 baths, perfect for families or first-time buyers. A spacious entry welcomes you with vinyl plank flooring that flows into the bright great room. The kitchen features ample cabinetry, a corner pantry, and an island overlooking the living room with cozy fireplace and patio doors leading to the deck, ideal for everyday living and entertaining. New carpet leads upstairs to a sun-filled bonus room, along with a king-sized primary suite offering a walk-in closet and ensuite. Two additional generous bedrooms and a 4pc bath complete the upper level. The unfinished basement provides excellent potential for future development. NEW hot water tank. Enjoy the massive yard and the convenience of being just minutes from parks, trails, schools, and all amenities, this is a fantastic place to call home! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



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