



## Edmonton Alberta

\$339,900

Charming 4 bedroom half duplex nestled in the heart of Parkdale, just minutes from the downtown core.

Exceptional value with NO MONTHLY CONDO FEES! Upon entrance you'll be greeted by the bright main floor with a spacious living area & cozy fireplace, perfect for relaxing evenings. The kitchen offers great functionality with NEWER appliances and a water softener for added comfort and efficiency. Three well-sized bedrooms and 4 piece bathroom can be found upstairs, while the partially finished basement with NEW hot water tank (2024) provides a den and an additional bedroom, perfect for guests, a home office, or extra living space.

Outside, enjoy the convenience of an OVERSIZED double detached garage with a LOFT, offering ample storage or workshop potential. The private yard provides a comfortable outdoor space for everyday use. Centrally located near downtown, NAIT, major amenities, and transit. Great opportunity for first-time buyers, growing families, or investors. Immediate possession available (id:6769)

Den 2.22 m X 2.95 m

Bedroom 4 2.28 m X 3.26 m

Living room 3.52 m X 5.45 m

Dining room 3.54 m X 2.68 m

Kitchen 3.09 m X 2.56 m

Primary Bedroom 3.32 m X 4.55 m

Bedroom 2 2.66 m X 3.79 m

Bedroom 3 2.43 m X 3.02 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.almahadzic.com/>

**RE/MAX** RE/MAX **River City**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.