



Edmonton Alberta

\$315,000

Ideal for a first-time home buyer! Welcome to this beautiful 1,278 sq ft 2-storey half duplex, perfectly situated on a quiet street with LOW CONDO FEES. The main floor offers an open-concept layout with a cozy great room featuring large windows, a fireplace, and laminate flooring. The dining area opens to a private, fenced backyard—perfect for relaxing or entertaining. The kitchen provides ample cabinetry, a large island, corner pantry and plenty of counter space. A convenient 2-piece bathroom with main floor laundry completes this level. Upstairs, you'll find three generous bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet, plus another 4-piece main bath. The basement is unspoiled and ready for your personal touch. Walking distance to multiple schools, 2 elementary and 1 junior high, Clareview Rec Center, LRT, shopping, restaurants, and movie theatres. (id:6769)

Storage 1.3 m X 1.3 m

Utility room 5.73 m X 7.25 m

Living room 4.48 m X 3.98 m

Dining room 1.85 m X 3.56 m

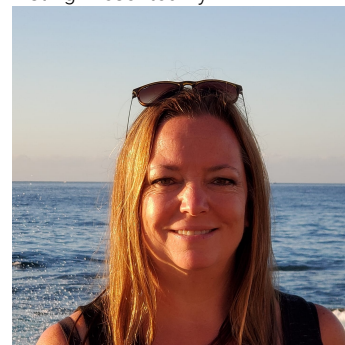
Kitchen 4.66 m X 3.51 m

Primary Bedroom 3.97 m X 5.06 m

Bedroom 2 3.34 m X 3.54 m

Bedroom 3 2.9 m X 3.66 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



RE/MAX River City

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