



## Edmonton Alberta

\$498,000

Beautiful and immaculate half duplex in the premier, family-friendly community of Griesbach! This stylish home offers over 1,500 sq. ft. above grade plus a fully finished 665 sq. ft. basement, giving your family plenty of room to grow. The bright and open main floor features modern finishes, spacious living and dining areas, and a well-appointed kitchen with modern finishes and Quartz counters. Upstairs you'll find comfortable bedrooms, including a generous primary suite with an ensuite bath. Even the main bedroom bath is equipped with Quartz countertops and double sinks. The fully finished basement includes an in-law suite, perfect for extended family, a nanny, or guests. Located in one of Edmonton's most desirable neighborhoods, you'll love being steps from schools, parks, greenspaces, walking trails and a community garden, while enjoying quick access to shopping and major routes. A turn-key home in a vibrant community, ready for your family to move in and make lasting memories! (id:6769)

Family room 5.12 m X 4.84 m

Bedroom 4 3.35 m X 3.76 m

Utility room 2.83 m X 2.52 m

Second Kitchen 4.61 m X 1.78 m

Living room 3.91 m X 5.25 m

Dining room 5.26 m X 3.3 m

Kitchen 2.52 m X 3.93 m

Primary Bedroom 3.65 m X 4.01 m

Bedroom 2 2.99 m X 3.71 m

Bedroom 3 3.32 m X 4.01 m

Listing Presented By:



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