

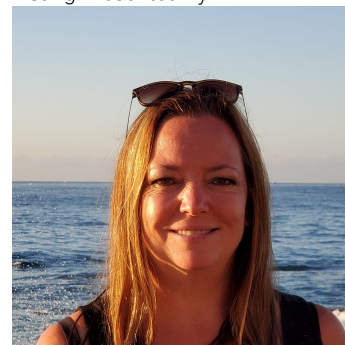


## 316 42 AVE Edmonton AB

\$499,990

This half duplex with ATTACHED DOUBLE GARAGE and AIR CONDITIONING in the community of Maple will wow you from the moment you walk in! This EPIC model is a unique plan that isn't often seen in a typical duplex! The entryway is a bi-level style with benches and plenty of space to hang your coats! There is also a 2-piece bathroom. Walk up a few steps to the open concept main floor with tons of sitting room, dining area, electric fireplace and a large kitchen with pantry and tons of counterspace and cabinets. Situated over the garage is a large bonus room and then on the top floor are 3 large bedrooms which include the primary bedroom with walk-in closet and 3-piece ensuite. There is also a 4-piece bathroom and full laundry room on the top floor! The fully finished basement has a den built to be soundproof as well as a 4th bedroom with full 3 piece bathroom and a secondary kitchen. Backing onto walking trails and close to all amenities, this is an amazing property to call home!

Listing Presented By:



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