



## Edmonton Alberta

\$399,900

The Diamond by Diamond West Developments Offers a luxuriously designed living space in the mature neighborhood of Delwood. This 1/2 duplex 1425 sqft ~comes complete with 9 foot ceilings on the main floor & basement as well as luxury vinyl plank flooring, a side door entrance complete with roughed in basement plumbing for future development or suite potential. Oversize living rm, open dining area, laundry closet, large island kitchen w/ quartz counters, abundance of LED pot lights. Upstairs you will find a large Master suite with full ensuite & his and her walk-in closets, convenient sitting/computer area for extra space ~ 2 more bedrooms w/ ample closet space. Basement w/ 9' ceilings, large windows, HRV & Hot water on demand! This unit is individually titled (separate sewer lines) which means no condo fees!! Wide concrete sidewalks, Double Garage pad parking & lrg rear driveway. Close to elementary; junior high and high schools; Londonderry mall; Manning crossing; restaurants; LRT & many more amenities. (id:6769)

Living room 4.24 m X 5.06 m

Dining room 4.19 m X 2.66 m

Kitchen 4.24 m X 3.3 m

Primary Bedroom 3.42 m X 3.81 m

Bedroom 2 2.94 m X 3.43 m

Bedroom 3 2.94 m X 3.09 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



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