



## 1061 109 Street Edmonton AB

\$359,000

Step into luxury in this exquisite 2-storey half duplex located right across from the captivating Bearspaw Ravine. Step into the grand entrance and be captivated by the elegant finishes and modern updates. With almost 2200 square feet of above-grade living space this home features 2 bedrooms + den, 2.5 bathrooms, and an oversized main floor master. Indulge in the 6-piece spa-like ensuite or cozy up by the wood-burning fireplace, and never worry about finding parking with the attached double garage. This prime end unit also boasts an oversized loft bonus room. The private backyard oasis is complete with full south exposure, a new composite deck, and raised garden boxes. Steps to the Bearspaw Ravine, bring your furry friend to the off-leash dog park, easily commute with the nearby LRT, or indulge in some retail therapy at the shopping amenities just blocks away. With quick access to the University of Alberta, the Henday, and the airport, everything you need is at your fingertips. Welcome Home.

Listing Presented By:



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