



## 11926 87 Street Edmonton AB

\$419,000

Lovely well maintained fully finished half duplex! Excellent design & layout that maximizes space, providing features only seen in larger homes. Main floor features 9 foot ceilings, vinyl plank flooring, HUGE kitchen with massive granite island, stainless steel appliances, tons of cabinet space & GIANT pantry. Living room with gas fireplace & large windows for plenty of natural light plus a rear boot closet! Upstairs has three spacious bedrooms. Primary bedroom has large walk in closet with custom shelving & ensuite bath. Plenty of room for king bed + more. 2nd & 3rd bedroom are generous in size with plenty of closet space. Laundry room & extra full bath complete the upstairs. Basement is fully finished with rec room, wet bar/cabinets, den/flex space, large bedroom & full bathroom with walk in shower. Enjoy summer nights in your sun filled west facing backyard. Planter boxes for your green thumb, natural gas line for BBQ & double detached garage. New high eff. dual stage furnace 2023. Fantastic find!

Listing Presented By:



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