



## 9316 109 Avenue 2 Edmonton AB

\$330,000

Gorgeous half duplex nestled on a street ripe with infills. Conveniently located right across from Giovanni Caboto Park & the ITALIAN CENTRE! This thoughtfully designed 1,287 sq ft home feat 3 beds & 2.5 baths. The open concept design showcases LUXURY VINYL PLANK FLOORING & an abundance of pot lights. Entertaining from the modern sophisticated kitchen is a breeze, feat beautiful QUARTZ COUNTERTOPS, white cabinets with SOFT CLOSE DRAWERS & HINGES, pristine white tile backsplash, & top-notch STAINLESS STEEL APPLIANCES. A notably spacious living room & a convenient 2pc bath complete the main floor. Venture upstairs to 3 bedrooms, incl the primary with its own 4PC ENSUITE. A well-appointed 4pc bath completes the 2nd level. The separate side entrance is an ideal canvas for a FUTURE SUITE, but alternatively, it could be finished with a bed, rec room, & a 4th bath. Additionally, a rear PARKING PAD adds to the convenience. Seize the opportunity to invest in a burgeoning yet affordable neighborhood!

Listing Presented By:



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