



## 316 32 Avenue Edmonton AB

\$509,000

Completing in the July of 2024! Welcome to this brand new luxurious wood finish style half duplex. This 1700 sqft 4-bedroom, 3-bathroom is ideally situated Maple Crest neighbourhood. The main floor features an open to below entry, a full sized bedroom, full bathroom, along with a mudroom. The sleekly built kitchen is complete with a 6-foot island, an inviting eating bar, and quartz countertops. This open-concept design flows seamlessly into the spacious living room. Upgraded features include, glass shower enclosures, and stylish 12" x 24" tiled bathrooms. Upstairs a large bonus living area, laundry room for convenience, and 3 additional bedrooms including the master ensuite that features dual sinks. The separate entrance to the basement offers flexibility and an option to create a source of rental income. This 1700 sqft Maple Crest gem combines comfort and style for a modern living experience that you'll cherish. 2 different finishing styles available: Modern & Wood Finish.

Listing Presented By:



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