



## 4117 ALLAN Crescent Edmonton AB

\$449,000

Unique fully finished 4 bed, 3.5 bath duplex in the desirable community of Ambleside is a MUST see! This home greets you with a bright and spacious front foyer. Walk through to an open concept floor plan with large windows allowing for tons of natural light. The kitchen is equipped with espresso cabinetry, loads of storage, s.s appliances & a large pantry. The dining, living room and 2pc bath complete the main level. Upstairs you will find your stacked washer/dryer, 2 good sized bedrooms, 4pc main bath and master retreat with walk-in closet & 4 pc ensuite! This basement has quality finishes throughout, 1 bedroom, separate washer/dryer, second kitchen including oak cabinetry, natural gas range cooktop & custom built s.s appliances. The basement 4pc bath and oasis includes a cleaned dry cedar sauna with stunning cold shower and heated bathroom tiles! More features include central A/C, double attchd heated garage, gas line for bbq hookup, newer vinyl shed. Close to shopping, schools & transportation!

Listing Presented By:



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