



## 6604 106 Street Edmonton AB

\$299,000

Incredible value in the highly sought-after community of ALLENDALE! Featuring a short commute to schools, the University of Alberta, Whyte Ave (with top rated shopping, restaurants, bars), and the River Valley Trail System. This duplex boasts a HUGE, WEST-FACING, sunny backyard; perfect for eating outdoors on the patio, watching sunsets, or entertaining with backyard fires. Inside, the main floor boasts a fantastic living room overlooking the backyard which enjoys tons of natural sunlight and a WOOD BURNING FIREPLACE! A well-appointed kitchen with eating area, powder room, and coat storage complete the floor. Upstairs: THREE BEDROOMS & a full bath with carpet (2021.) Largest bedroom has walk-in closet & the other two are endowed with tons of natural sunlight and views of tree canopy. Downstairs is finished and features excellent storage, laundry room with high-end washer and dryer, and bonus room!! Reserved parking and storage shed included. Small condo fee covers insurance AND exterior maintenance/roof!!

Listing Presented By:



Originally Listed by:  
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