



## Edmonton Alberta

\$345,000

With OVER 1800 SQFT of living SPACE this 4-level split duplex featuring a spacious layout and a huge backyard perfect for outdoor enjoyment! The main level offers a bright living room with a large window and cozy fireplace, along with a separate dining area and functional kitchen. Upstairs, you'll find the primary bedroom and a full bathroom. The lower level includes two additional bedrooms and another bathroom, while the basement provides a bonus room and a large recreation area -- ideal home for family gatherings, hobbies, or a home gym. Windows, roof, flooring and bathrooms all have been updated! A wonderful home with plenty of space inside and out! (id:6769)

Bedroom 2 3.09 m X 3.48 m

Bedroom 3 2.5 m X 3.48 m

Bonus Room 5.7 m X 3.45 m

Recreation room 3.59 m X 3.69 m

Utility room 2.03 m X 5.43 m

Living room 5.92 m X 3.54 m

Dining room 3.65 m X 3.82 m

Kitchen 2.3 m X 2.44 m

Primary Bedroom 5.93 m X 3.52 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

**RE/MAX Elite**

### RE/MAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.