



## Edmonton Alberta

\$384,999

Welcome to Grovenor! We are proud to present a spacious half-duplex with a detached two car garage backing onto green area and fields. Location is incredible and close to schools, amenities, restaurants, cafes as well as easy access to downtown. Inside the home you will find a very spacious living area as you enter which faces east. On the opposite side of the home is a kitchen and dining and family room area, facing west, which continues onto a beautiful west facing deck. Kitchen offers plenty of space and work area while being open. Main floor also features a toilet as well as a door that leads to the basement. Upstairs, you will find brand new carpets and three large bedrooms including the primary bedroom with its own 3-piece ensuite. The basement is unfinished but also barrier free which leaves an opportunity to finish and turn into a legal secondary suite as the home has a completely separate side entrance. Upgrades: new vinyl flooring main floor, new carpets on stairs and upper level + new HWT (id:6769)

Living room 3.92 m X 3.16 m

Dining room 3.8 m X 2.57 m

Kitchen 3.07 m X 2.39 m

Family room Measurements not available

Primary Bedroom 4.54 m X 3.65 m

Bedroom 2 3.78 m X 2.79 m

Bedroom 3 3.63 m X 2.79 m

Laundry room 1.87 m X 2 m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.mastersteam.ca/>

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