



## Edmonton Alberta

\$485,000

Very bright and spacious duplex with 3 big bedrooms upstairs, and 1 on the main floor (perfect for guests or a home office). This home is open concept with large dining area and kitchen. It has two 4-piece bathrooms upstairs, one being an ensuite and a bright half bath on the main floor. Laundry is conveniently located on the second floor in it's own proper laundry room. 9' ceilings, even in the basement. Central air conditioning for those hot summers. Separate entrance to the basement would allow for a basement suite if you so choose. Conveniently located near transit with easy access to downtown or the freeway. Walking distance to multiple grocery stores and just a few minutes from the river valley and trails. (id:6769)

Living room 18' x 14.9'

Dining room 13' x 8.5'

Kitchen 12' x 10.5'

Bedroom 4 Measurements not available x 10.9 m

Primary Bedroom 14.p' x 11.9'

Bedroom 2 Measurements not available x 9.25 m

Bedroom 3 13.4' x 9'

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<http://www.gimme-shelter.com/>

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