



## Edmonton Alberta

\$599,900

Welcome to this stunning duplex located on a quiet, tree-lined street in Allendale. This beautifully upgraded home offers 3 bedrooms plus a den, 2.5 baths, and high-end finishes throughout. Enjoy 9' ceilings, rich hardwood floors, and a spacious open-concept layout featuring a large great room with a cozy gas fireplace. The kitchen is designed for entertaining, complete with a massive walk-in pantry, quartz countertops with a flush eating bar, soft-close cabinetry, and S/S appliances. Upstairs, the generous primary includes a luxurious ensuite with dual sinks, soaker tub, and separate shower. Two additional well-sized bedrooms and convenient laundry complete the second floor. The open basement features a separate side entrance, ideal for a future suite, and there's a double detached garage. Outside, you'll find a beautifully landscaped yard and private deck-perfect for relaxing or hosting. This property is truly move-in ready and just minutes from the U of A, Whyte Avenue, shopping, and transit. (id:6769)

Living room 4.33 m X 4 m  
Dining room 3.27 m X 2.61 m  
Kitchen 3.44 m X 2.61 m  
Den 3.69 m X 3.07 m

Primary Bedroom 4.41 m X 3.72 m  
Bedroom 2 3.55 m X 2.86 m  
Bedroom 3 3.74 m X 2.85 m  
Laundry room 2.54 m X 1.76 m

Listing Presented By:



Originally Listed by:  
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