



## 10754 72 Avenue Edmonton AB

\$525,000

NO CONDO FEES & SIDE ENTRANCE TO BASEMENT! This TURN-KEY, fully finished half-duplex in desirable Queen Alexandra, has great access to bike lanes, Whyte Ave & the University of Alberta. 9 ft ceilings & an open concept design create the perfect space to entertain. You'll love the chef's kitchen with granite countertops & two tone cabinetry. The back entryway leads to the beautiful stamped, PRIVATE concrete patio and single detached garage! Head upstairs to find 2 spacious bedrooms, one with a walk-in closet. Down the hall is a large laundry room, complete with sink. The upstairs loft serves as a private master suite, with beautiful 3pc ENSUITE. OR an amazing home office or bonus room. Stay cool up there with your CENTRAL AC. The fully finished basement with plush carpets can be used a 4th bedroom, exercise space, media room, or to add a 2nd KITCHEN! An additional 4pc bathroom completes this floor. Other features include: Custom blinds valued at \$10,000 & smart security/thermostat.\*Some virtual staging\*

Listing Presented By:



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