



## Edmonton Alberta

\$449,900

Welcome to this absolutely charming 1,287 sq ft bungalow-style duplex, located in the heart of Ermineskin. Situated in a meticulously maintained 55+ complex, this home offers exceptional convenience—just minutes from the LRT, shopping, bus routes, South Edmonton Common, and the Anthony Henday. The main floor features 2 bedrooms, a 4-piece bathroom, and convenient main floor laundry. The spacious primary bedroom includes his and hers closets and a private 4-piece ensuite. The fully finished basement was completed in 2018, adding excellent additional living space. Lovingly cared for over the past 12 years, this home has seen numerous upgrades, including a new furnace and A/C (2021), garage heater (2022), custom wall bed and desk in the second bedroom, updated kitchen cabinets and countertops, hardwood flooring (2013), and new windows (2014). (id:6769)

Living room 13'6" x 24'

Dining room 10'9" x 13'

Kitchen Measurements not available

Primary Bedroom Measurements not available x 17 m

Bedroom 2 13'9" x 9'4

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca