



## Edmonton Alberta

\$750,000

Welcome to McKernan! This beautifully built 3-bedroom, 2-storey half duplex offers over 1,830 sq. ft. of elegant living space steps from the University of Alberta. Thoughtfully designed and energy efficient, the exterior walls are foam-insulated, plus 1 rigid foam exterior insulation for the acrylic stucco R40 value energy efficiency. Featuring 9-foot ceilings, rich oak hardwood, and a cozy gas fireplace on the main floor. The gorgeous kitchen showcases mocha-stained maple cabinetry, granite counters, a large island, stainless steel appliances, and a corner pantry. A main floor den is perfect for a home office or guest room. Upstairs, the spacious primary suite includes a 5-piece ensuite and walk-in closet, with laundry conveniently nearby. Enjoy a maintenance-free composite deck, brick patio, and detached garage with extra parking. With quality finishes and timeless style, this home offers comfort and value in one of Edmonton's most sought-after central neighbourhoods. (Some photos virtually staged) (id:6769)

Living room 3.09 m X 4.42 m

Dining room 2.66 m X 3.91 m

Kitchen 5.75 m X 4.69 m

Den 3.2 m X 2.98 m

Primary Bedroom 3.99 m X 3.96 m

Bedroom 2 2.84 m X 3.96 m

Bedroom 3 2.81 m X 5 m

Listing Presented By:



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