



## 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:



Originally Listed by:  
Real Broker

<https://www.edmontonrealestate.net/>

**REMAX Elite**

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.