



## Edmonton Alberta

**\$474,900**

This immaculately maintained 4 bed / 3.5 bath half-duplex is ideally located in Spruce Avenue, just steps to NAIT, Glenrose Hospital, Kingsway Mall, and the LRT. Thoughtfully upgraded with solar panels, A/C, and a fully finished basement, this home offers comfort and efficiency throughout. The open-concept main floor features a stunning kitchen with granite countertops, new designer appliances, and an oversized island, perfect for entertaining. Upstairs you'll find the spacious primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a full bath, and convenient laundry. The professionally finished basement, with separate entrance, includes a large rec room, wet bar, 4th bedroom, and full bath. Relax in your private west-facing backyard with its large deck and ample space to enjoy. Modern finishes, prime location, and move-in ready condition, this is a must-see. (id:6769)

**Bedroom 4** 3.23 m X 2.92 m

**Recreation room** 8.15 m X 3.71 m

**Living room** 4.98 m X 3.84 m

**Dining room** 3.8 m X 2.39 m

**Kitchen** 4.52 m X 4.34 m

**Primary Bedroom** 4.49 m X 3.45 m

**Bedroom 2** 3.89 m X 3.18 m

**Bedroom 3** 3.95 m X 2.72 m

**Laundry room** Measurements not available

Listing Presented By:



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Century 21 Masters

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