



## Edmonton Alberta

\$399,900

Nothing to do, unless you want to! This gem of a duplex has been extremely well taken care of, and it shows in spades! The moment you enter this home, your comfort level increases just walking into the sun drenched Living Room, and it only gets better! Featuring the warmth of real hardwood flooring, your next steps lead around the corner to the open Dining Room and Kitchen, replete with newer convection wall oven, cooktop and refrigerator, a truly great working area! Both bathrooms have been recently updated, and the MF windows are now triple pane! Nice! Downstairs, entertain all you want with a huge Family Room, and two additional bedrooms if required! Parking? No problem! There's a double detached back there! Location wise, I mean close to everything, and all within walking distance, from schools, Confed Leisure Centre, retail of every variety, even LRT at Southgate! Royal Gardens is very walkable, and exudes a comfortable lifestyle for its inhabitants. Come and enjoy! (id:6769)

Family room 5.28 m X 5.96 m

Bedroom 4 3.14 m X 3.47 m

Bedroom 5 2.67 m X 5.03 m

Living room 3.78 m X 5.02 m

Dining room 2.65 m X 2.95 m

Kitchen 3.51 m X 3.54 m

Primary Bedroom 3.47 m X 4.06 m

Bedroom 2 2.6 m X 3.33 m

Bedroom 3 2.56 m X 3.45 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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