



## Edmonton Alberta

\$399,999

This exceptional custom-built luxury duplex by Platinum Living Homes offers refined living in a centrally located, quiet, tree-lined setting! The modern front unit features striking curb appeal & a single detached garage. Inside, luxury vinyl plank flooring, an elegant electric fireplace, & contemporary finishes create a warm yet sophisticated ambiance. The thoughtfully designed kitchen showcases S/S appliances, a substantial island, & seamless integration w/ the open-concept dining & living areas—perfect for entertaining. An open-to-above accented stairwell enhances the sense of space while allowing natural light to pour throughout. Upstairs, two expansive primary bedrooms each offer private ensuites & generous closet space, complemented by a convenient upper-level laundry area w/ added storage. The fully finished basement extends the living space w/ a stylish built-in bar, additional bedroom, full bathroom, and a versatile living and dining area ideal for guests & extra living space! NO CONDO FEES (id:6769)

Bedroom 3 2.76 m X 3.44 m

Recreation room 4.24 m X 2.92 m

Utility room 2.4 m X 2.53 m

Living room 4.48 m X 3.76 m

Dining room 3.25 m X 2.25 m

Kitchen 3.26 m X 2.78 m

Primary Bedroom 3.73 m X 3.34 m

Bedroom 2 3.85 m X 3.06 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

**RE/MAX Elite**  
*the place to be*

**RE/MAX ELITE**

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

Phone: 780-406-4000

Fax:

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.