



## 12244 103 Street Edmonton AB

\$429,900

Welcome to this beautiful 2-storey half duplex home featuring a SEPARATE ENTRANCE to a versatile in-law suite, making it perfect for extended family or guests. The main floor boasts a large open-concept living area, highlighted by a cozy gas fireplace. The kitchen is well-appointed with ample storage space. Upstairs, you'll find 3 generous bedrooms, including a luxurious primary suite with an ensuite bathroom and a walk-in closet. Completing this level is an additional 4-pc bathroom for added convenience. The lower level offers a second kitchen and living room, along with a bedroom and another full bathroom, enhancing the suite's functionality. Step outside to the backyard where you can relax and enjoy the outdoors. The space is complemented by a detached garage, adding both convenience and storage options. Ideally located close to all amenities, downtown, the river valley, Kingsway mall and walking distance to Nait. This home truly has it all!

Listing Presented By:



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