



## Edmonton Alberta

\$380,000

Attention FIRST TIME HOME BUYERS and INVESTORS!! Welcome to your ideal family home in the heart of Athlone, where convenience meets comfort in this stunning NO CONDO FEE Half Duplex on a corner lot with lots of yard space. Nestled in a vibrant community, this 3-bedroom, 2.5-bathroom corner unit boasts contemporary charm and a layout designed for modern living. With a spacious double attached garage and ample room for relaxation and entertainment, this home is sure to impress. Upon entry, you are greeted by a bright and airy living space adorned with large windows that flood the home with natural light. This home also features a FINISHED BASEMENT with a SIDE ENTRANCE! Enjoy the benefits of living in a community with excellent public transit options, nearby schools, library and various amenities. Dont miss the opportunity to make this wonderful house your home. ASSUMABLE MORTGAGE IS AVAILABLE FIXED INTEREST RATE IS 2.49% MATURITY DATE: FEB 2026 (id:6769)

Recreation room 3.73 7.67

Living room 3.90 4.52

Dining room 3.29 2.35

Kitchen 3.89 3.72

Primary Bedroom 3.94 5.09

Bedroom 2 2.94 3.54

Bedroom 3 3.64 3.26

Listing Presented By:



Originally Listed by:  
Exp Realty

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