



## 1315 THOMPSON Court Edmonton AB

\$695,000

Discover a maintenance-free lifestyle in this exquisite Brass III half duplex nestled in a serene crescent, designed for those seeking simplicity. (NOT A CONDO) Offering over 1600 SQFT with 9 ft. ceilings, an open layout features hardwood and ceramic floors, a large island kitchen with granite countertops and walk-in pantry, and a cozy gas fireplace in the great room. The KING SIZED PRIMARY suite boasts a 4-piece ensuite and walk-in closet, complemented by a second bedroom/office, another full bath, and main floor laundry. The walk-out basement adds a large rec/family room, third bedroom, 4 piece bath, "hobby area", and ample storage. Equipped with two furnaces, full air conditioning, irrigation system, reverse osmosis water system, plus a double garage with hot & cold water, floor drain and an EXTRA LONG DRIVEWAY. Special APPLE TREE! Landscaping and snow removal services are included. IMMACULATELY MAINTAINED - SIMPLIFY your life, move in and ENJOY all of the AMENITIES nearby in this convenient location!

Listing Presented By:



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