



## Edmonton Alberta

\$461,900

Spacious modern 3-storey duplex designed for flexibility, comfort & bright open-concept living, with the added benefit of a main-level bdrm. Ground flr offers garage access, private bdrm & full 3-pce bath, ideal for guests, office or multi-gen living. Brushed nickel hardware/finishes add a consistent contemporary look. Second level features 9' ceilings, LVP flooring thru main living areas & open-concept great rm, nook & kitchen filled w/ natural light, plus private outdoor patio for relaxing or entertaining. Convenient 2-pce bath is located off kitchen. Upgraded kitchen offers quartz counters, peninsula w/ flush eating ledge & pendant lighting, Silgranit undermount sink w/ upgraded spot-resistant SS faucet, chimney-style hood fan w/ full-height tile backsplash, Thermofoil cabinets w/ soft-close doors/drawers, corner pantry & built-in microwave in lower cabinetry. Third flr features 2 primary bdrms, each w/ 3-pce ensuite w/ tub/shower combo, great closet space & lrg windows, plus dedicated laundry area. (id:6769)

Bedroom 3 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

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