



## Edmonton Alberta

\$329,900

Family-friendly 2-storey duplex (NOT a condo -- NO condo fees!) tucked away in a quiet cul-de-sac with one of the largest and most private west-facing backyards in the complex -- a rare find offering exceptional privacy. The OPEN CONCEPT main floor features durable laminate flooring throughout. Patio doors off the spacious living room lead to your private deck, perfect for relaxing or entertaining. The well-designed kitchen offers a raised eating ledge, ample cabinetry, and plenty of counter space, all overlooking the main living area. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom. The basement includes a newly finished family room (just flooring left to complete) plus roughed-in plumbing for future development. Additional highlights include all appliances included and a garden shed for extra storage. Ideally located within walking distance to the LRT and shopping, this home delivers comfort, privacy, and convenience in a fantastic setting. Welcome Home! (id:6769)

Recreation room 4.95 m X 4.04 m

Utility room 3.05 m X 2.78 m

Living room 5.2 m X 3.32 m

Dining room 2.42 m X 2.43 m

Kitchen 2.78 m X 2.43 m

Other 2.16 m X 4.13 m

Primary Bedroom 3.29 m X 4.25 m

Bedroom 2 2.73 m X 4.64 m

Bedroom 3 2.57 m X 3.58 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.benitapashko.ca/>

**RE/MAX Elite**

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto: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.