



## Edmonton Alberta

\$375,000

A perfect family home? Look no further! Located in a quiet cul-de-sac backing onto a park and walking trails, this beautiful 2 bedroom half duplex offers the perfect mix of privacy, comfort and location. Featuring 2 spacious rooms upstairs with a ensuite on the primary plus another 4pc bath upstairs, large entertaining area with a beautiful island, fully finished basement, gas fireplace and a fully fenced backyard with a perfect deck for entertaining. Enjoy peace of mind with updated flooring and appliances, new furnace/hwt (2018), a new roof (2022) and AC! Schools are blocks away, and the prime location offers minimal traffic while keeping you close to everything you need. (id:6769)

Living room 11'5 x 15.9'

Dining room 7.6 m X 9.4 m

Kitchen Measurements not available x 9.6 m

Primary Bedroom 13.7 m X 12.6 m

Bedroom 2 12'10 x 14.6'

Listing Presented By:



Originally Listed by:  
The Good Real Estate Company

**REMAX Elite**  
*the place to be*

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

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.