



## Edmonton Alberta

\$349,900

Calling all investors and first time home buyers! Welcome to this charming half duplex nestled in the family-friendly community of Lorelei! This well-maintained 1,112 SQ/FT 2-storey home offers numerous upgrades. Newer vinyl siding as of 2020. Enjoy superb curb appeal with an updated extended front porch & two beautiful apple trees! The main floor features a spacious living room, ideal for entertaining, and a large kitchen with stainless steel appliances & ample cabinetry. The dishwasher, oven, & microwave upgraded in 2023. Upstairs includes 3 nicely sized bedrooms and a full 4pc bathroom. The fully finished basement offers a rec room and an additional 4th bedroom. More recent upgrades include a new HWT and furnace (2023), plus air conditioning! The backyard boasts an expansive deck, storage shed, and a double detached garage (20x20, built in 2020). NO CONDO FEES! Located within walking distance to schools, parks, and all amenities, this move-in-ready home is a fantastic opportunity in a great location. (id:6769)

Bedroom 4 Measurements not available

Recreation room Measurements not available

Living room 4.73 m X 3.66 m

Dining room 3.36 m X 2.07 m

Kitchen 3.36 m X 2.42 m

Primary Bedroom 3.53 m X 3.17 m

Bedroom 2 3.36 m X 2.77 m

Bedroom 3 2.99 m X 2.87 m

Listing Presented By:



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