



Edmonton Alberta

\$449,900

Welcome to this beautiful half duplex in the family friendly community of Callaghan. The main floor features hardwood throughout, a bright living room with a cozy gas fireplace, and a kitchen complete with an eat-up bar and corner pantry. The fully finished basement provides a spacious family or flex room and a full bathroom, ideal for guests or recreation. The second level offers exceptional functionality with two generous bedrooms, each with its own full ensuite and walk-in closet, essentially creating two primary suites. A bonus room and convenient upstairs laundry add to the comfort. Enjoy the beautifully landscaped backyard featuring a deck, gazebo, and full fencing, plus the added privacy of a walking path behind the home rather than direct rear neighbours. With a double attached garage and close proximity to parks, playgrounds, schools, shopping, and more, this is an excellent opportunity in a desirable location. (id:6769)

Family room 6.78 m X 4.68 m
Den 2.42 m X 2.76 m
Living room 3.47 m X 5.96 m
Dining room 3.62 m X 2.79 m

Kitchen 3.62 m X 3.07 m
Primary Bedroom 3.82 m X 5.67 m
Bedroom 2 4.26 m X 3.79 m
Bonus Room 3.17 m X 4.69 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000
Fax:
executive@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.