



## 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

 **REMAX Elite**

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