



## Edmonton Alberta

\$264,900

Beautifully maintained and move-in ready, this fantastic half duplex offers low condo fees, an extremely pet-friendly lifestyle, and 1459 square feet of fully finished space! Located in a well-managed complex surrounded by single-family homes, this home features updated windows, newer shingles, laminate flooring, and a fully finished basement with a spacious rec room and versatile den. The bright main floor offers a large living room with plenty of natural light, a convenient 2-piece bath, and a functional kitchen with a generous dining area. Upstairs you'll find 3 well-sized bedrooms and a full 4-piece bathroom. Step outside to enjoy the cute, private backyard—perfect for relaxing, entertaining, gardening, or giving pets space to roam. Complete with front-drive parking and ideally situated within walking distance to schools, transit, and parks, with easy access to shopping and amenities. A great opportunity for first-time buyers, downsizers, or investors! (id:6769)

Den 8'4 x 14'3

Living room 11'9 x 13'8

Dining room 6'6 x 11'4

Kitchen 10'3 x 11'4

Primary Bedroom 15'9 x 9'5

Bedroom 2 8'4 x 11'4

Bedroom 3 8'2 x 11'4

Listing Presented By:



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