



## Edmonton Alberta

\$519,900

Not your average duplex! Offering 1,800 sq.ft above grade (2,600 sq.ft total) w/ a main floor office + bonus room upstairs, a rare layout in this price range. Sitting on a large 578 sq.m pie shaped lot, enjoy a massive SW facing backyard complete w/ a 2 tier deck, beautiful planter boxes & convenient storage shed. The main floor features a spacious foyer & open-concept living/dining area w/ a cozy gas fireplace. The chef-inspired kitchen includes granite countertops, s/s appliances, hardwood floors, corner pantry & plenty of cabinet space. Upstairs you'll find a generous bonus room w/ amazing backyard views, a spacious primary bedroom w/ large walk-in closet & 4pc ensuite w/ soaker tub, plus two additional bedrooms & another full 4pc bath. The fully finished basement adds nearly 800 sq.ft of additional living space, including a large rec room, additional room & full bathroom. Double attached garage comes fully insulated & drywalled. Quiet dead end street, walking distance to all amenities! 10/10 location! (id:6769)

Bedroom 4 5.09 m X 3.91 m

Recreation room 7.11 m X 6.73 m

Storage Measurements not available

Living room 5.65 m X 4.17 m

Dining room 3.9 m X 2.85 m

Kitchen 3 m X 2.99 m

Den 2.68 m X 2.93 m

Laundry room Measurements not available

Primary Bedroom 4.19 m X 3.93 m

Bedroom 2 3.05 m X 3.04 m

Bedroom 3 3.12 m X 3.02 m

Bonus Room 3.98 m X 3.90 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**RE/MAX Elite**

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