



## Edmonton Alberta

\$495,000

Welcome to this beautifully upgraded half duplex in the heart of Griesbach, a community loved for its lakes, walking trails, gardens, & year-round lifestyle. From the moment you arrive, the charming covered front porch sets the tone, inviting you into a home that feels both stylish & functional. Inside, soaring 9 ft ceilings & a bright, open layout lead you into a thoughtfully designed kitchen where sleek finishes & upgraded appliances make everyday living feel just a little more special—perfect for everything from quick mornings to hosting friends. Upstairs offers 3 generous bdrms, including a serene primary retreat with a spa-like ensuite, along with the convenience of top-floor laundry. The finished bsmt creates the ultimate hangout space with a cozy bar area, 4th bdrm, & full bath. Step outside to your private, landscaped backyard—ideal for relaxing evenings or summer entertaining—complete with a dbl detached garage. All this with no condo fees, & just steps from everything Griesbach has to offer. (id:6769)

Bedroom 4 3.15 m X 3.87 m

Recreation room 5.06 m X 4.4 m

Living room 3.96 m X 4.02 m

Dining room 3.25 m X 2.71 m

Kitchen 3.25 m X 4.19 m

Primary Bedroom 3.69 m X 4.06 m

Bedroom 2 3.35 m X 3.32 m

Bedroom 3 3.02 m X 3.77 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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