



## Edmonton Alberta

\$460,000

Welcome to this beautifully maintained half duplex with a single attached garage, and Central AC perfect for those hot summer days. Situated in the heart of Chappelle, one of Edmonton's most desirable family-friendly communities. Backing onto serene green space with walking paths, this home offers the perfect blend of nature, comfort, and convenience. 1709 sqft. plus a fully finished basement, this spacious home features an open-concept main floor. The kitchen, living, and dining areas flow seamlessly together, creating an ideal space for both everyday living and entertaining. A convenient half bath completes the main floor. Upstairs, retreat to a large primary bedroom with a 4-piece ensuite and walk-in closet. Just a few steps up, you'll find a cozy bonus room, laundry area, two spacious bedrooms, along with a full bathroom perfect for growing families. The finished basement offers even more living space with a large rec room and a full bath. Close to schools, shopping and the airport. (id:6769)

Recreation room 5.63 m X 7.34 m

Storage 2.67 m X 4.67 m

Utility room 2.97 m X 1.96 m

Living room 5.66 m X 3.35 m

Dining room 2.47 m X 3.5 m

Kitchen 3.33 m X 3.5 m

Primary Bedroom 3.37 m X 4.76 m

Bedroom 2 2.92 m X 4.65 m

Bedroom 3 2.74 m X 5.18 m

Bonus Room 4.62 m X 3.87 m

Laundry room 1.52 m X 1.91 m

Listing Presented By:



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