



## 2538 COUGHLAN Road Edmonton AB

\$419,888

REFRESHED, MOVE-IN READY HALF-DUPLEX IN THE VIBRANT COMMUNITY OF CHAPPELLE! Newly repainted in a modern, neutral color. KITCHEN: quality stainless steel appliances, 9' luxurious granite countertop (island) gives ample space for food prep + hosting guests! Modern backsplash + cabinet storage that stretches to the ceiling. 2-piece powder/bathroom on the main floor. UPSTAIRS: The primary bedroom accommodates large furniture & will make you feel like royalty! Large walk-in closet is sure to please! The bonus room separates the primary bedroom from the other 2 rooms (great for privacy)! LAUNDRY ROOM IS UPSTAIRS! BASEMENT: want an extra bedroom, bathroom? Maybe a large rec-room or theatre room? Everything is possible with this open, barrier free layout (no annoying support pillar in your way!). A great starter home or investment! Close proximity to the Anthony Henday, public transportation & schools make this home a practical choice. Available for immediate possession! HURRY! RUN, do not walk! Shows a 10/10!

Listing Presented By:



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