



## St Albert Alberta

\$349,900

Welcome home to this charming, well cared for 3-bedroom half duplex bare land condo in the heart of Heritage Lakes. The bright main floor is filled with natural light from large windows, while the kitchen overlooks the living room, making it perfect for entertaining or everyday living. A cozy gas fireplace adds warmth, and just off the dining area is a sunny south-facing backyard, ideal for morning coffee or summer evenings. The main level also includes a convenient 2-piece bath and access to the single attached garage. Upstairs, the spacious primary bedroom features a walk-in closet, with two additional bedrooms and a 5-piece bathroom offering space for family, guests, or a home office. Enjoy incredibly low condo fees of just \$88 per month, quick access to the Henday and Edmonton, and thoughtful upgrades including kitchen countertops, hot water tank, dishwasher, and furnace. This home offers a perfect blend of comfort, value, and easy living. (id:6769)

Living room 3.75 m X 4.01 m

Dining room 2.13 m X 3.67 m

Kitchen 3.01 m X 2.84 m

Primary Bedroom 3.8 m X 4.81 m

Bedroom 2 2.81 m X 3.54 m

Bedroom 3 2.95 m X 4.95 m

Listing Presented By:



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RE/MAX Excellence

<https://robertsonrealestategroup.ca/>



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