



Edmonton Alberta

\$514,900

Live the lifestyle you've been dreaming of! This SHOW-HOME STYLE Duplex w/ a DOUBLE attached garage sits on a MASSIVE PIE-SHAPED LOT backing onto serene lush GREEN FIELDS--perfect for BBQs, kids' adventures, or letting your dog run free. With 3 Bedrooms, 2.5 Baths, & over \$45K in premium UPGRADES, every detail shines--from QUARTZ COUNTERS to LVP flooring. Stay cool in summer with CENTRAL A/C, or cozy up by the FIREPLACE in winter, love the walk-through pantry that connects your Mudroom to the Gourmet Kitchen. Want extra income? The SIDE ENTRANCE is ready for your future RENTAL suite--an ideal mortgage helper! With a METICULOUSLY maintained interior that shines like a brand NEW showpiece, this home also features top-notch amenities like an Energy Star furnace, Tankless Hot Water, a Heat Recovery Ventilation System, and CENTRAL AIR CONDITIONING, making it the epitome of modern living. Home warranty still in place (since SEP 2023), you're just steps from A Park, ponds, trails, & everyday amenities few minutes (id:6769)

Living room 3.79 m X 3.98 m

Dining room 2.63 m X 3.98 m

Kitchen 3.53 m X 2.75 m

Primary Bedroom 3.02 m X 1.65 m

Bedroom 2 3.25 m X 3.38 m

Bedroom 3 3.02 m X 4.07 m

Laundry room 3.02 m X 1.65 m

Listing Presented By:



Originally Listed by:
Initia Real Estate

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca