



## 324 32 Avenue Edmonton AB

\$549,000

Completing Spring 2025! Welcome to modern luxury in this brand-new 1700 sqft 4-bedroom, 3 full bathroom half duplex. The main floor features an open to below entry, a full sized bedroom, full bathroom, along with a mudroom with a built in bench and coat hangers. Upgraded spindle railings open the home up along with numerous large windows. The sleekly built kitchen is complete with a 6-foot island, gloss cabinets, and quartz countertops. Complimented with upgraded lighting and all matte black fixtures. This open-concept design flows seamlessly into the spacious living room along with dining nook. A custom millwork feature wall with a mounted fireplace for entertaining. Other upgrades include, glass shower enclosures, and stylish 12" x 24" tiled bathrooms. Upstairs a large bonus living area, laundry room for convenience, and 3 additional bedrooms including the master ensuite that features dual sinks. The separate entrance to the basement offers flexibility and an option to create a source of rental income.

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

simrajbains@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca