



## Edmonton Alberta

\$449,900

Welcome to this beautifully maintained, modern END-UNIT half-duplex in the heart of LAUREL! With over 1,350 sq. ft. of living space, this two-story home features 3 bedrooms, 2.5 bathrooms, a SPACIOUS fenced backyard with a deck, a convenient walkway beside the home, and a single attached garage with driveway parking. The open-concept layout is bathed in natural light from FOUR large windows, while the stylish kitchen boasts sleek stainless steel appliances. From the moment you step inside, the thoughtfully designed floor plan is sure to impress. This smoke-free, pet-free home has been meticulously cared for, featuring high-quality vinyl plank and tile flooring throughout the main level. The expansive unfinished basement offers endless possibilities for customization. Ideally located within walking distance to schools, playgrounds, walking trails, The Meadows Rec Centre, grocery stores, and gas stations, with quick access to major highways like Anthony Henday and Whitemud Drive. (id:6769)

Living room 11' x 15'  
Dining room 8' x 11'2"  
Kitchen 15'1" x 14'

Primary Bedroom 13'8" x 13'  
Bedroom 2 9'8" x 10'4"  
Bedroom 3 9' x 13'2"

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca