



## Edmonton Alberta

\$419,900

This thoughtfully designed half duplex is tucked into a quiet cul-de-sac in family friendly Brintnell, w/AC, a double attached garage & an unbeatable location close to the Henday, schools, parks, & all amenities. Find a rare layout w/dual primary suites upstairs, each offering SPACIOUS bedrms, generous closets, & private 4 pc ensuites, perfect for roommates, young professionals, guests, or a growing family. The main floor welcomes you w/a BRIGHT, open concept, while the kitchen flows seamlessly into the dining & living areas, anchored by a cozy GAS fireplace and filled with natural light. A convenient 2-pc powder room completes the level. A finished basement adds valuable bonus space, ideal for a home office, gym, rec room, or movie nights, + the added convenience of a 1/2 bath located in the laundry area. Enjoy a fully fenced, low maintenance yard perfect for summer BBQs, evenings on the patio, & the look of green space without the upkeep thanks to faux turf. This one checks all the boxes, call it home! (id:6769)

Family room 5.71 m x Measurements not available Kitchen 2.21 m x Measurements not available

Living room 3.52 m x Measurements not available Primary Bedroom 4.15 m x Measurements not

Dining room 2.45 m x Measurements not available available

Bedroom 2 5.71 m x Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://forsale.eg.com/>

**REMAX Elite**

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