



## Edmonton Alberta

\$479,000

Charming Half-Duplex on a Quiet Cul-de-Sac in Private Granville! Enjoy a thoughtfully designed open-concept layout featuring a warm living room with a tile-accented fireplace, a dedicated dining area, and a functional kitchen with an eat-up bar made for easy hosting. A convenient main-floor laundry/mudroom offers direct access to the double garage. Upstairs, you'll find three spacious bedrooms, including a primary retreat complete with a walk-in closet and private glass-shower ensuite. The fully finished basement expands your space with a large family room, a 4th bedroom, and a full bath. Outdoor living shines with a sunny, south-facing backyard and covered deck, ideal for kids and pets. Nestled in family-friendly Granville, you're steps from picturesque ponds, walking trails, parks, a spray park, top schools, and local shops. Enjoy nearby Lewis Estates Golf Course, Costco and fast access to Anthony Henday Drive and Whitemud Drive! (id:6769)

Bedroom 4 9'2" x 10'4

Recreation room 22'3" x 15'

Utility room 6'3" x 9'1"

Living room 13' x 15'10

Dining room 10' x 8'10"

Kitchen 10' x 10'5"

Laundry room 8'8" x 7'

Primary Bedroom Measurements not available x 19 m

Bedroom 2 11'6" x 11'

Bedroom 3 11'2" x 11'

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://jazminlaframboise.exprealty.com/>



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