



# 14208 36 Street 43 Edmonton AB

\$329,900

This MOVE-IN READY half-duplex features a STYLISH, open-concept design with MODERN updates. The updated kitchen boasts GRANITE countertops, AMPLE cabinet space, a GAS stove, and a WALK-IN pantry, perfect for cooking and entertaining. Additional improvements include: vinyl plank flooring, shelving organizers, new light fixtures, pot lights on dimmers, a newer AC, furnace, washer & dryer, a built-in window seat, and an Ecobee thermostat. The living room, centered around a COZY gas fireplace, creates a warm atmosphere. A 2pce bath with laundry completes the main floor. Upstairs, the primary bedroom features a WALK-IN closet and an ensuite with HIS and HER sinks. Two more bedrooms and an additional 4pce bath provide ample space for the family. The beautifully finished basement includes a optional 4th bedroom or den, a 3pce bath, and a REC ROOM for extra living space. Conveniently located near schools, shopping, and amenities make this home ideal for family living!

Listing Presented By:



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