



Edmonton Alberta

\$449,900

Nestled just a few blocks from the scenic River Valley in Beverly Heights, this stunning 2-storey duplex blends modern comfort with timeless charm. The main floor features 9 FOOT CEILINGS, a cozy gas fireplace, and a kitchen with GRANITE countertops, STAINLESS STEEL appliances, a GAS RANGE, and ample cupboard space. An office nook and 2-piece bath complete this level. Upstairs offers two primary bedrooms, each with its own 4-piece ensuite (one with a JACUZZI) and walk-in closets, plus a convenient UPSTAIRS LAUNDRY area. The fully finished basement includes a third bedroom, 3-piece bathroom, and a large rec room PLUMBED FOR A BAR SINK OR POTENTIAL KITCHEN. The heated oversized single garage includes a workbench, perfect for hobbies or storage. Additional highlights include high-quality window coverings, CENTRAL A/C, durable HARDIE BOARD EXTERIOR, gas hookup for BBQ and a charming front porch, ideal for enjoying your morning coffee in this desirable neighborhood. (id:6769)

Family room 5.32 m X 9.06 m

Bedroom 3 5.33 m X 3.89 m

Living room 4.07 m X 7.81 m

Dining room 2.7 m X 3.7 m

Kitchen 3.87 m X 4.57 m

Primary Bedroom 5.63 m X 5.81 m

Bedroom 2 4.23 m X 3.5 m

Listing Presented By:



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