



## Edmonton Alberta

\$409,900

**\*RARE OPPORTUNITY TO OWN BOTH SIDES\*** Awesome half duplex in the desirable area of The Orchards is Summerside backing onto a walkway/greenbelt with a south backyard! Just under 1400sq ft of spacious living features a good size kitchen with plenty of cabinets, large island, brand new microhood fan and all SS appliances. Good size living room and dining room areas which leads to an extensively custom landscaped backyard with a stone patio, flower beds, underground sprinkler system and a gas line for your BBQ. Large masterbedroom with a walk-in closet and 4pce ensuite. Upstairs laundry, south backyard, generous size bedrooms and single attached garage with a extra long driveway which can easily fit 2 cars. All patio furniture is included in the sale. HOA is \$450/year. Don't miss this opportunity. Quick possession is available. (id:6769)

Living room 4.46 m X 3.15 m

Dining room 2.98 m X 2.66 m

Kitchen 2.66 m X 2.54 m

Primary Bedroom 4.24 m X 3.36 m

Bedroom 2 3.73 m X 2.98 m

Bedroom 3 4.16 m X 2.73 m

Laundry room 2.25 m X 1.54 m

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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