



## Edmonton Alberta

\$325,000

Well kept & nicely updated! This 1300sf 2 story duplex has a finished basement, fenced in yard & attached garage! Open concept floor plan anchored by a beautiful kitchen with dark cabinets, chop block counters, glass subway tile backsplash & an island for extra work space. The dining area features modern lighting & access to the SE facing deck & yard. The living room is a comfortable size & is flexible for furniture placement. Upstairs are 3 bedrooms & 2 full baths. Large primary with ensuite. The basement is finished with a great rec room featuring surround sound & a built-in media unit. Off of this is the utility, laundry & storage area. Single garage with room for another vehicle on the driveway. Lots of room for visitors to park & easy ETS access on Macewan Road a few units down. Great location across the street from Macewan Park, nearby trails & Blackmud Ravine. All amenities walkable on 111th St and Ellerslie. Quick to Henday! New hot water tank, smart electric range, dishwasher & central A/C ! (id:6769)

Family room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<http://www.mikespeers.com/>



### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@elitealestate.ca](mailto:broker@elitealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.