



## Edmonton Alberta

\$474,900

Welcome to this beautifully maintained half duplex with a double attached garage in the desirable community of Granville. This spacious home offers an open-concept main floor featuring a modern kitchen with granite countertops, stainless steel appliances, a corner pantry, and a large island with sink and A.C so your summers are hot. The living room is warm and inviting with a gas fireplace and plenty of windows that fill the space with natural light. Upstairs you'll find two generous primary suites, each complete with walk-in closets and full ensuites--one with a 5-piece including double sinks, the other with a 3-piece. The unfinished basement offers excellent potential with a bathroom rough-in already started. Step outside and enjoy a huge pie-shaped backyard backing onto a walking path that leads to a peaceful storm pond, perfect for outdoor activities. Conveniently located near schools, parks, shopping, and major roadways, this home is ideal for anyone seeking comfort, convenience, and community living. (id:6769)

Living room 3.88 m X 3.85 m

Dining room 3.05 m X 1.89 m

Kitchen 3.16 m X 3.03 m

Laundry room 2.64 m X 1.53 m

Primary Bedroom 5.05 m X 4.63 m

Bedroom 2 4 m X 3.94 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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**RE/MAX Elite**

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