



## Edmonton Alberta

\$459,000

Discover this amazing 55+ walkout bungalow backing onto a serene green space. This energy-efficient 1/2 duplex offers 3 bedrooms (2 up, 1 down) and 3 bathrooms. The main level features cherry laminate floors, a well-lit kitchen with off-white cabinets, a pantry, an island with a black stone countertop, and new high-end GE Profile & LG appliances with a transferable warranty. Enjoy the convenience of main floor laundry and custom California Closets throughout. Significant updates include a newer roof (2017), a high-efficiency furnace and A/C (2019 with warranty to 2029), a tankless hot water system (2019), new windows and doors (2022), and upgraded R50 insulation. The walkout basement leads to a private lower deck, complementing the upper deck off the kitchen. Both feature durable Duradeck and aluminum railings. The heated double attached garage is complete with custom cabinets, shelving, and a workbench. This is the most updated home in the complex, making it the perfect move for downsizing. Don't wait! (id:6769)

Family room 6.71 m X 5.36 m

Bedroom 3 3.26 m X 5.36 m

Living room 4.24 m X 3.41 m

Dining room 4.24 m X 3.37 m

Kitchen 3.54 m X 4.41 m

Primary Bedroom 3.43 m X 4.26 m

Bedroom 2 3.38 m X 4.1 m

Listing Presented By:



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