



## 6811 EVANS Wynd Edmonton AB

\$435,000

Find your ideal lifestyle in this incredible property with 3 bedrooms and 2.5 bathroom in Edgemont, Edmonton. This half duplex has modern open concept main floor featuring kitchen with tile backsplash, GRANITE countertops, big island and stainless appliances; Bright and spacious dining area and living room with a cozy fireplace. Second floor offers a massive master bedroom with a walk-in closet and ensuite, two more good size bedrooms, flex room, upstairs' laundry room and the main bath. Huge fully finished fenced backyard with a deck. The community of Edgemont has also received full construction funding in 2023 to build a new K-9 school, opening dates are still TBD. There is also easy vehicle access to the Anthony Henday and West Edmonton Mall.

Listing Presented By:



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