



## Edmonton Alberta

\$415,000

Welcome to this half duplex, perfect for relaxed living! The main floor boasts a seamless flow between the living room, dining area, and kitchen, making it a fantastic space for entertaining friends and family. The galley kitchen is a true highlight, featuring plenty of cabinets, a beautiful backsplash, and bright white quartz countertops, all complemented by sleek stainless steel appliances. The upstairs features three spacious upstairs bedrooms, each with large windows. Step outside to discover a large, fenced yard—an ideal outdoor space for play and relaxation—complete with a generous deck perfect for summer barbecues and evening gatherings. A single attached garage ensures you'll never have to brave the elements when unloading groceries. With air conditioning to keep you cool during warm summer months, this home provides comfort year-round. Located within walking distance to walking paths, serene ponds, soccer fields, and an upcoming school, it's perfect for those who love to enjoy an active lifestyle (id:6769)

Living room 11'11" x 14'7"

Dining room 6'9" x 9'11"

Kitchen Measurements not available

Primary Bedroom 11'11" x 16'11"

Bedroom 2 8'10" x 13'8"

Bedroom 3 9'9" x 12'2"

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.stacymcintyre.ca/>

**RE/MAX Elite**

**RE/MAX ELITE**

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

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.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.