



## Edmonton Alberta

\$575,000

A Thoughtfully Designed Home with Style, Space & Future Possibilities! This unique 2-STOREY HALF-DUPLEX offers everything you need with Quality Finishes--plus thoughtful FEATURES for future flexibility. With 2,363 sq. ft. of total living space and a smart layout, this home is designed to work for you today and grow with you tomorrow! With a ROUGHED-IN SIDE ENTRANCE, EGRESS WINDOWS and a BUILT-IN WET BAR, this home offers exceptional flexibility. On the MAIN FLOOR, enjoy a bright HOME OFFICE, a CHEF INSPIRED KITCHEN featuring a GAS STOVE and floor-to-ceiling custom cabinetry. Upstairs you will find 3 BEDROOMS with large picture windows, a full bathroom, a DREAM LAUNDRY ROOM and a en-suite bathroom featuring a MAKEUP VANITY and SPA-LIKE SHOWER. The FINISHED BASEMENT includes a 4th BEDROOM, a FULL BATHROOM. Built with privacy in mind, this home includes a SPECIALIZED SOUND INSULATION SYSTEM between units--so you can enjoy your music, gatherings, or quiet time without concern! Property was previously staged. (id:6769)

Bedroom 4 4.1 m X 3.53 m  
Recreation room 8.03 m X 2.62 m  
Living room 4.15 m X 3.35 m  
Dining room 3.26 m X 1.96 m  
Kitchen 3.56 m X 2.55 m

Den 3.69 m X 2.86 m  
Primary Bedroom 4.22 m X 3.46 m  
Bedroom 2 3.56 m X 2.66 m  
Bedroom 3 3.28 m X 2.51 m  
Laundry room 2.48 m X 1.77 m

Listing Presented By:



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**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)