



## Edmonton Alberta

\$429,888

Discover this charming two-storey duplex in a prime family-friendly location. The main floor features a vaulted foyer (sure to impress mudroom, 2-pc bath, and a den with French doors. The open-concept living area includes a 7-foot kitchen island, walk-in pantry, extended eating bar, stainless steel appliances, and access to a spacious deck - ideal for summer BBQs and games outside! Upstairs you'll find a primary bedroom with 3-pc ensuite (5-foot glass shower and walk-in closet), two additional spacious bedrooms, a full bath, and a bonus room - there is space for the entire family. The unfinished basement has roughed in plumbing for your 4th bathroom and tons of storage. Additional features include a double attached HEATED garage, CENTRAL A/C, Nest thermostat, and a hands off backyard - no maintenance needed! Close to trails, ponds, quick access to Anthony Henday, public transit, and just 20 minutes from downtown Edmonton--plus just blocks from a kids' playground featuring a splash pad and basketball (id:6769)

Living room 3.99 m X 4.23 m

Dining room 3.04 m X 2.84 m

Kitchen 3.04 m X 4.01 m

Den 2.93 m X 2.71 m

Laundry room 1.92 m X 2.72 m

Primary Bedroom 4.15 m X 4.11 m

Bedroom 2 3.04 m X 3.14 m

Bedroom 3 3.04 m X 3 m

Bonus Room 3.87 m X 5.72 m

Listing Presented By:



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