



## Edmonton Alberta

\$688,000

Better than new in desirable Idylwyld! This modern half duplex showcases thoughtfully selected natural finishes and a bright, open concept main floor designed for effortless living. The spacious living room features a large picture window that fills the home with natural light and flows seamlessly into the dining area and kitchen. The functional kitchen offers a pantry and large island, while the dining area overlooks the landscaped and fenced backyard. Upstairs boasts a generous primary bedroom with walk-in-closet and 4-pc ensuite, plus two additional bedrooms, a 5-pc main bath, and convenient upper floor laundry. The fully finished basement features a LEGAL SUITE complete with a full kitchen and separate in-suite laundry, ideal for rental income or extended family. Enjoy the convenience of a insulated garage and central A/C. unbeatable location just steps to parks, Idylwyld Community League, and Vimy Ridge Academy. Close to the LRT, Bonnie Doon Shopping Centre, and an easy commute to downtown. (id:6769)

Bedroom 4 3.46 m X 4.58 m

Second Kitchen 2.79 m X 3.56 m

Recreation room 2.59 m X 4.65 m

Utility room 2.68 m X 3.54 m

Living room 4.98 m X 4.85 m

Dining room 2.38 m X 3.82 m

Kitchen 3.92 m X 5.76 m

Mud room 2.6 m X 1.67 m

Storage 1.66 m X 1.04 m

Primary Bedroom 3.61 m X 5.26 m

Bedroom 2 2.82 m X 3.51 m

Bedroom 3 2.74 m X 3.51 m

Listing Presented By:



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