



## Edmonton Alberta

\$564,900

Enjoy an abundance of natural light thanks to its rare alley-side exposure, this spacious half duplex offers over 1400 sq ft plus a fully finished basement in the heart of Riverdale's peaceful, small-town-in-the-city setting. A cozy living room with gas fireplace leads to a bright kitchen and dinette, with main floor laundry adding convenience. Upstairs, a flex space accompanies two bedrooms, including a serene primary retreat with walk-in closet and 4-piece ensuite. The basement extends your living space with a den and a private third bedroom with its own ensuite. Outside, enjoy low-maintenance living with a single detached garage and easy-care yard. With solar panels, a newer furnace, and a heat pump, comfort meets efficiency. All of this sits steps from Dawson Park, river valley trails, and a vibrant community known for its charm and connection. Homes like this rarely come available--experience Riverdale living at its best. (id:6769)

Den 2.49 m X 2.4 m

Bedroom 3 4.91 m X 3.14 m

Recreation room 4.5 m X 1.53 m

Living room 6.51 m X 4.64 m

Dining room 3.47 m X 3.37 m

Kitchen 3.05 m X 2.89 m

Primary Bedroom 3.88 m X 3.86 m

Bedroom 2 2.83 m X 2.78 m

Bonus Room 4.91 m X 2.9 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<http://www.travishawryluk.com/>

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