



## Edmonton Alberta

\$559,000

Just steps from the Mill Creek Ravine, this 2 1/2 storey half duplex offers exceptional space and versatility! The main floor features a cozy living room with fireplace and large windows, a dining area open to the second floor, a bright kitchen with attached home office space, and a convenient 2-pc bathroom. Upstairs, you will find 2 bedrooms including a large primary ensuite with separate shower stall and a jetted tub. The third floor boasts a spacious family room -- perfect for relaxing, entertaining or a studio. The finished basement offers even more living options with a third bedroom with large walk-in closet, 4-pc bath, second kitchen, small family room, laundry area and utility/storage room. Enjoy outdoor living on the deck and extra storage in the alley-accessed detached double garage with attached shelving. Ideal location near trails, parks, Bonnie Doon Mall, many great area restaurants and amenities! New in 2026 are paint and windows in the primary bedroom and egress window in basement bedroom. (id:6769)

Bedroom 3 3.88 m X 2.62 m

Second Kitchen 2.56 m X 2.6 m

Laundry room 3.19 m X 2.59 m

Living room 4.88 m X 3.48 m

Dining room 3.33 m X 3.48 m

Kitchen 3.87 m X 3.33 m

Office 4.91 m X 2.26 m

Family room 9.14 m X 3.35 m

Primary Bedroom 3.58 m X 5.93 m

Bedroom 2 2.73 m X 3.54 m

Listing Presented By:



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MaxWell Challenge Realty

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