



## Edmonton Alberta

\$425,000

First-time home buyers & savvy investors - ALERT!!! This half duplex is located in the heart of Sherwood and only a few blocks away from the new Valley Line LRT expansion. It features a great layout with 9' ceilings, laminate flooring, a spacious wrap-around kitchen with dark cabinetry, stainless appliances & separate dinette, a lovely living room with full-height tile-surround gas fireplace, back-hall mudroom, main-floor laundry, 3 top-floor bedrooms including a king-sized owner's suite with adjoining 4pc ensuite, and an unfinished basement. Complete with a fully landscaped & fenced yard, exterior deck, double-detached garage, & desirable WEST-FACING exposure, this property is ideally situated with easy access to public transit & all amenities. (id:6769)

Living room 6.13 m X 4.15 m

Dining room 4.38 m X 2.78 m

Kitchen 4.01 m X 3.14 m

Primary Bedroom 4.48 m X 3.77 m

Bedroom 2 2.99 m X 3.87 m

Bedroom 3 3.04 m X 3.71 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://www.ianandchantel.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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