



## Edmonton Alberta

\$264,900

Take a look at this 3 bedroom duplex! This 1996 home is in a perfect location on a quiet avenue with only a block to transit and minutes away from schools and NAIT. This property has a great layout with 3 bedrooms and a 4 piece bath upstairs plus a 2 piece bath on the main floor. The kitchen boasts white cabinetry and stainless steel appliances. There's a nice size dining area off the kitchen. The basement is roughed in for a 3rd bathroom and has lots of room for another bedroom or a rec room. Shingles were replaced winter of 2023. The yard is fairly low maintenance with two outdoor parking stalls off street. There's extra parking along the avenue when you have company! Well located for ETS, all main thoroughfares and amenities. Under a half hour walk to Nait / Kingsway/ Royal Alex or under 10 minute drive. (id:6769)

Living room 5.34x5.08

Dining room 2.69 m X 3.46 m

Kitchen 3.1 m X 4.69 m

Primary Bedroom 2.94 m X 4.04 m

Bedroom 2 2.93 m X 2.94 m

Bedroom 3 2.31 m X 3.75 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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