



## Edmonton Alberta

\$569,000

Located in the highly sought-after community of Riverdale, this exclusive half duplex offers a unique floor plan in one of Edmonton's most desirable neighbourhoods. Nestled on a quiet, tree-lined street, you'll enjoy easy access to the river valley trails, coffee shops, restaurants, and downtown. Inside, you'll find two spacious primary suites, each with its own private ensuite, hardwood floors, fresh paint, and convenient second-floor laundry. Built for exceptional energy efficiency, this home features geothermal heating and cooling with no gas bill, R30 exterior walls, triple-pane windows, R34 insulated basement walls, and an energy-efficient hot water system that captures heat from the geothermal compressor. Additional features include a separate side entrance with future secondary suite potential, an oversized single garage, fenced yard, and private rear deck. A rare opportunity to own an energy-efficient home in one of Edmonton's premier communities. Don't miss out!! (id:6769)

Living room 4.71 x 4.32

Dining room 3.33 x 3.13

Kitchen 5.71 x 2.66

Primary Bedroom 4.32 x 4.13

Bedroom 2 3.64 x 4.49

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

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

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