



## Edmonton Alberta

\$529,000

Step inside this well-designed half duplex featuring a bright, open-concept main floor filled with warm natural light from oversized windows. The spacious living room flows seamlessly into the dining area and a modern kitchen with granite countertops, ideal for both daily living and entertaining. A main-floor office offers flexible work or study space, complemented by a convenient 3-piece bath. Upstairs offers 3 generous bedrooms, including a beautiful primary suite with a relaxing 5-piece ensuite, plus an additional full bath and upper-level laundry for added comfort. With 9-ft ceilings and a grand above-ground entrance, the home feels open and sophisticated. Enjoy peaceful views of Dr. Anne Anderson Park directly across the street, along with a separate side entrance providing excellent potential for future basement development. Ideally located close to shopping with quick access to Downtown Edmonton. (id:6769)

Living room 4.02 m X 3.32 m

Dining room 4.02 m X 2.46 m

Kitchen 4.12 m X 3.96 m

Bonus Room Measurements not available

Primary Bedroom 3.79 m X 4.19 m

Bedroom 2 4.65 m X 2.9 m

Bedroom 3 3.59 m X 2.93 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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

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**RE/MAX Elite Sherwood Park**

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