



Edmonton Alberta

\$457,500

Discover exceptional value in this stylish half duplex located in the established, family-friendly community of High Park—just 15 minutes to downtown and minutes from the Ice District, West Edmonton Mall, MacEwan University, NAIT, schools, parks, and transit. Offering 4 spacious bedrooms and 3.5 bathrooms, this home is perfect for families or savvy investors. The bright, open-concept main floor is designed for modern living, featuring a sleek kitchen with stainless steel appliances and a large island ideal for entertaining. The fully finished basement includes a private entrance, generous bedroom, full bath, and living area with kitchen rough-ins—an excellent opportunity for rental income or extended family. Enjoy central A/C and a quiet backyard with patio and fire pit, perfect for relaxing or hosting guests. Don't miss this rare opportunity! (id:6769)

Bedroom 4 5.33 m X 3.23 m

Living room 4.85 m X 3.72 m

Dining room 4.72 m X 2.71 m

Kitchen 3.9 m X 2.5 m

Laundry room 1.1 m X 0.88 m

Primary Bedroom 4.69 m X 3.87 m

Bedroom 2 4.05 m X 2.8 m

Bedroom 3 3.57 m X 2.77 m

Listing Presented By:



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