



## Edmonton Alberta

\$344,000

Welcome to Calder! This beautifully updated 2-storey half duplex offers exceptional value with no condo fees. Move-in ready with brand new vinyl plank flooring on the main floor and upper bath, a stylish kitchen with new countertops, sink, faucet, and appliances, fresh paint throughout, modern lighting, smart switches, and a brand new wood fence. Enjoy a pet-free, non-smoking home with refreshed bathrooms featuring new sinks, taps, countertops, toilets, plus a new tub spout and showerhead. Upstairs offers 3 spacious bedrooms, new carpet on the stairs and second level, and new closet doors in the primary. Bright main floor with living, dining, kitchen, and half bath. The unfinished basement is a blank canvas, ready for your personal touch and future development (HWT approx. 5 years). Single detached garage, extra parking, and easy access to transit, 127 St & Yellowhead. Quick possession available! (id:6769)

Living room 3.71 m X 5.72 m

Dining room 2.68 m X 3.25 m

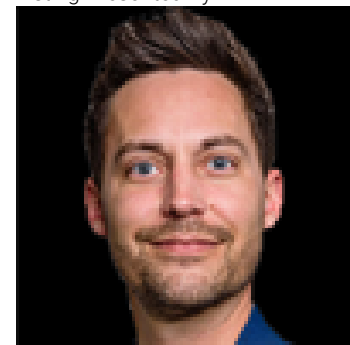
Kitchen 2.53 m X 2.8 m

Primary Bedroom 4.52 m X 3.49 m

Bedroom 2 2.43 m X 3.05 m

Bedroom 3 2.7 m X 3.55 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City



**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.