



Edmonton Alberta

\$405,000

Move-in ready! Fresh paint and carpets professionally cleaned! Welcome to this well-maintained 2-storey half duplex in the family-friendly community of Callaghan. Located on a quiet street with no rear neighbours, this home offers a large south-facing, fully fenced backyard with a deck, perfect for summer enjoyment. The open-concept main floor features hardwood flooring, a bright kitchen with granite countertops, tile backsplash, ample cabinetry, and a large centre island, flowing into the spacious living and dining areas with patio door access to the yard. A convenient 2-pc bath completes the main level. Upstairs offers 3 spacious bedrooms, including a primary suite with double closets and an ensuite washroom. Two additional bedrooms and a full washroom complete this level. Ideally located close to schools, shopping, transit, and amenities, with quick access to Ellerslie Road, Anthony Henday, 41 Ave and Hwy 2. (id:6769)

Living room 4.16 x 3.41

Dining room 2.58 x 2.42

Kitchen 3.17 x 2.46

Primary Bedroom 4.77 x 3.37

Bedroom 2 4.20 x 2.86

Bedroom 3 4.23 x 2.85

Listing Presented By:



Originally Listed by:
Candid Realty & Management Ltd

RE/MAX ELITE

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.