



## Edmonton Alberta

\$419,000

NO CONDO FEES AND BACKING INTO GREEN SPACE! The perfect blend of comfort and convenience in this beautifully designed duplex home featuring 3 spacious bedrooms and 2.5 well-appointed bathrooms. This two-storey layout offers a functional floor plan ideal for families and anyone looking for a smart investment property. On the main level, you'll find an open-concept living and dining area with abundant natural light, a modern kitchen with sleek countertops and ample cabinet space, and a convenient half-bath for guests. Upstairs, Bonus room and the private primary suite includes an en-suite bathroom and generous closet space. Two additional bedrooms share a full bath and are perfect for kids, guests, or a home office. Additional features include in-unit laundry, private backyard or patio space, and off-street parking. Whether you're buying your first home or looking to expand your real estate portfolio, this duplex offers the ideal combination of style, space, and flexibility. (id:6769)

Living room 3.33 m X 4.54 m

Dining room 2.52 m X 3.07 m

Kitchen 2.51 m X 3.34 m

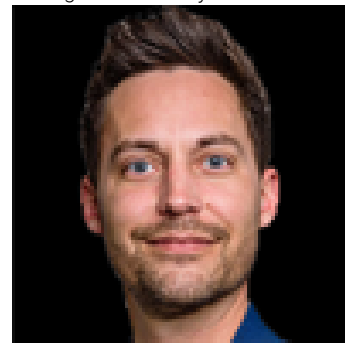
Primary Bedroom 4.22 m X 4.27 m

Bedroom 2 2.86 m X 4.36 m

Bedroom 3 2.86 m X 3.82 m

Bonus Room 3.65 m X 2.96 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com