



## Edmonton Alberta

\$459,900

Welcome to Trumpeter! This well-appointed half duplex offers approximately 1,700 sq. ft. of stylish living space and one of the larger pie-shaped lots in the area. Enjoy an exceptional outdoor oasis featuring a two-tier deck, privacy wall, pergola, and plenty of room for entertaining family and friends. The open-concept main floor showcases a bright great room design with spacious living and dining areas flowing into the modern kitchen. Upstairs you'll find a bonus room, laundry room and 3 generous bedrooms, including a primary retreat complete with a walk-in closet and luxurious 5-piece ensuite. The unfinished basement provides an excellent opportunity to add future living space and build equity. Perfectly positioned siding and backing onto walking paths, you'll appreciate the added privacy with no direct side or rear neighbors beyond the attached home. Located just steps from parks, playgrounds, trails, and amenities, this is a fantastic opportunity to enjoy all that Trumpeter has to offer. (id:6769)

Living room 3.97 m X 4.16 m

Dining room 2.75 m X 3.22 m

Kitchen 2.56 m X 3.95 m

Primary Bedroom 3.68 m X 4.71 m

Bedroom 2 2.9 m X 3.31 m

Bedroom 3 3.8 m X 4.39 m

Bonus Room 3.43 m X 5.84 m

Laundry room 2.24 m X 1.85 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<https://rreg.ca/>

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