



St Albert Alberta

\$445,000

Welcome to this well maintained half duplex in the desirable community of Riverside in St. Albert. A great option for first time buyers, families, or those looking to downsize. The open concept main floor features a modern kitchen with granite countertops, stainless steel appliances, plenty of cabinet space, and a bright living and dining area that's great for everyday living and entertaining. Just off the front entry is a versatile bonus room/office, perfect for working from home, a craft room, or additional flex space. Upstairs you'll find 3 bedrooms, including a spacious primary bedroom with a walk in closet and private 4 piece ensuite, along with convenient upstairs laundry. The basement is partially finished with a bathroom already in place, offering additional space and plenty of potential. Complete with central A/C and a fully fenced backyard, this well cared for home is located close to parks, trails and amenities. (id:6769)

Living room 3.77 m X 4.73 m

Dining room 2.95 m X 2.36 m

Kitchen 3.55 m X 3.27 m

Den 2.39 m X 2.28 m

Primary Bedroom 3.97 m X 4.09 m

Bedroom 2 3.19 m X 2.99 m

Bedroom 3 4.04 m X 3.27 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<https://melvillerealestateteam.ca/>

 **REMAX**
Excellence

REMAX Excellence

201, 5607-199 Street, 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.