



## Edmonton Alberta

\$416,600

This well-planned duplex offers a functional layout designed for modern everyday living with efficient use of space. The main floor features 9' ceilings, LVP flooring, and a welcoming entry that opens to a bright great room connected to the dining area and kitchen for seamless flow. The kitchen includes quartz countertops, a central island with flush eating ledge, undermount sink, over-the-range microwave, chimney-style hood fan, full-height tile backsplash, soft-close raised-profile cabinetry, and a corner pantry. A convenient 2-pc bath and rear entry provide access to the backyard and parking pad, with the option to add a detached double garage. The basement offers 9' ceilings and rough-ins for future development. Upstairs features a primary bedroom with walk-in closet and 3-pc ensuite, plus a loft, two additional bedrooms, a 3-pc bath, and upper laundry. Finished with brushed nickel fixtures throughout. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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