



## 6910 132 Avenue Edmonton AB

\$399,900

The Diamond by "Diamond West Developments" Offers a luxuriously designed living space in the mature neighborhood of Delwood. This 1/2 duplex 1425 sqft ~comes complete with 9 foot ceilings on the main floor & basement as well as luxury vinyl plank flooring, a side door entrance complete with roughed in basement plumbing for future development or suite potential. Oversize living rm, open dining area, laundry closet, large island kitchen w/ quartz counters, abundance of LED pot lights. Upstairs you will find a large Master suite with full ensuite & his and her walk-in closets, convenient sitting/computer area for extra space ~ 2 more bedrooms w/ ample closet space. Basement w/ 9' ceilings, large windows, HRV & Hot water on demand! This unit is individually titled (separate sewer lines) which means no condo fees!! Wide concrete sidewalks, Double Garage pad parking & lrg rear driveway. Close to elementary; junior high and high schools; Londonderry mall; Manning crossing; restaurants; LRT & many more amenities.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

todd@toddburkerealty.com  
<http://www.toddburkerealty.com>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399  
Fax:  
steveleddy@hotmail.com