



## Edmonton Alberta

Rosenthal (Edmonton)

# \$459,800



Beautifully maintained half duplex located in Rosenthal. The main level allows natural light & features wide vinyl planking throughout, an open concept kitchen/living space with a large island/eating bar, granite countertops, SS appliances, walk through pantry & kitchen nook with access onto your deck & large fenced backyard w/ privacy with no rear neighbours. Main level complete with 2pc bathroom & mudroom. This 3 bedroom home has a spacious primary bedroom & includes a 2 walk-in closets, a full ensuite with an oversized walk-in shower. 2nd level complete with 2 well-sized bedrooms, a second 4 piece bathroom & upstairs laundry. Other features include a double attached garage, plenty of storage, higher energy mechanical including a tankless hot water for a lower utility bill. This home is moments away from Lewis Estates golf course, walking distance to parks, schools, & walking trails. Close distance to WEM, Anthony Henday & the Whitemud with access to all your amenities in minutes. A West Edmonton gem! (id:6769)

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