



## Edmonton Alberta

Allard

# \$474,800



Fantastic Value in South Edmonton! This spacious, attached double garage duplex boasts nearly 1,500sf of living space above grade plus basement development & a private landscaped yard. Great starter home or investment property! Kitchen has granite counters, full-height cabinetry, ample storage w/ walk-in pantry & a large floating island. Complimenting the kitchen, find a bright dining nook & sizeable living rm w/ feature wall. The primary bedroom offers so much space incl a walk-in closet & sizeable 4pc ensuite. 2 additional bedrooms, tech space, 4pc shared washroom & laundry rm w/ sink & extra walk-in closet space complete this level. Downstairs finished as rec area & unique flex room. Features incl quartz throughout, 30 yr shingles, AC, security cameras & extensive landscaping (concrete work, upper/lower deck & shed). Close to major arteries like Anthony Henday & Calgary Trail. Easy access to shopping complexes, restaurants & nearby schools/daycare. Great community & well-maintained home! (id:6769)

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