



## Edmonton Alberta

\$295,000

Here is your opportunity to own a spacious and bright half duplex in a great location close to downtown. Walking distance to Commonwealth Stadium and close to the Royal Alex Hospital on a wide and nicely treed street. Enjoy a morning coffee on your front porch or upper balcony. Three good sized bedrooms up, 2 1/2 baths and over 2600 SF of living space make this a great home for your family. NO CARPETS!! Hardwood floors on main level and laminate in upper level and the fully finished basement with a large Den/bedroom and a 4 pcs bath. A oversize single attached garage(5.4mx4.64m), accessed through the back lane, provides a safe spot for your car. Located on a corner lot with easy access to shopping and public transit. (id:6769)

Family room 4.59 m X 4 m

Bedroom 4 Measurements not available

Living room 4.55 m X 3.88 m

Kitchen 4.56 m X 3.14 m

Primary Bedroom 4.59 m X 3.8 m

Bedroom 2 4.6 m X 1.8 m

Bedroom 3 3.09 m X 3.54 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://wendyandwilson.com/>



Royal

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