



## Edmonton Alberta

\$455,000

GORGEOUS WALKOUT DUPLEX on a GREENBELT in desirable Falconer Heights. Meticulously maintained unit features spacious living rm w/ feature fireplace, soaring windows, sizeable kitchen & bright dining nook. 2nd floor boasts 2 sizeable bdrms, 2 bthrms & laundry. Primary suite has walk-in closet w/ well-designed built-ins plus updated ensuite w/ newer vanity, soaker tub & walk-in shower. Find addtl space in recently renovated basement w/ second living rm & bright bedroom/flex rm. Plus renovated 3pc bthrm w/ quartz counter/tiled shower. Enjoy summer evenings on spacious deck overlooking greenbelt or get cozy on ground level patio. Features incl AC, water softener, water tank (2023), updated furnace (2010), newer windows, new overhead garage opener, double garage & extra storage. Well-maintained complex (new roads to be completed by end of Summer!) & grounds very well-kept. Falconer Heights Park easily accessible plus treed walking trails directly behind unit. All amenities & major arteries easily accessible. (id:6769)

Living room 4.64 m X 4.7 m

Dining room 3.76 m X 2.94 m

Kitchen 3.63 m X 4.2 m

Primary Bedroom 3.63 m X 4.07 m

Bedroom 2 3.39 m X 3.2 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



Royal

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