



## Edmonton Alberta

\$409,900

A/C! NO CARPET! LARGER BACKYARD! Searching for a duplex with nice upgrades, plank flooring throughout, and space in the yard for parking a small boat or trailer? This 1332 sq ft 3 bed, 2.5 bath duplex has been nicely cared for & shows well! Open concept main level w/ spacious living room with gas fireplace, separate dining, and rear kitchen, complete with quartz countertops, stainless steel appliances, & pantry. Large windows at the front & back for added natural light creates a welcoming vibe! Upstairs brings new vinyl plank flooring, 3 good sized bedrooms inc the primary bed w/ 4 pce ensuite, walk in closet, laundry & additional 4 pce bath. The basement is framed & ready for adding a 4th bedroom, rec room, or use for storage. Your backyard comes complete with a wood deck, fully fenced & landscaped, double detached garage, and extra wide side yard for the garden or small RV parking! Quick access to 41st ave, amenities & the dog park. Great value home, don't miss it! (id:6769)

Living room 4.28 m X 4.98 m

Dining room 2.2 m X 3.91 m

Kitchen 3.9 m X 4.03 m

Primary Bedroom 3.61 m X 3.94 m

Bedroom 2 2.48 m X 4 m

Bedroom 3 2.6 m X 3.07 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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