



## Edmonton Alberta

\$263,900

END-UNIT, with a total of 4 bedrooms(3 up and 1 down) & 2.5 bathrooms. This 2 storey duplex condo comes with a large parking pad right in front that parks 2 vehicles. Situated walking distance to Downtown, Royal Alex Hospital, Nait, Kingsway Mall, public transportation, schools & a splash park across the street. This spacious unit features a south facing front patio. As you enter this home you are greeted by an open entrance and an abundance of light and a spacious living room ft a gas fireplace. Bright and open kitchen features plenty of cabinets & counter space. Large master bedroom w/ a walk-in closet & 3 pce en-suite with a separate vanity and sink. Partially finished basement has a bedroom, open area rec room & a partially finished bathroom thats roughed in for a 3 pce bathroom. New carpets on second level, new doors, baseboards & freshly painted. Has a side entrance which leads to the basement. (id:6769)

Bedroom 4 2.68 m X 2.73 m

Recreation room 2.8 m X 6.35 m

Living room 4.47 m X 5.07 m

Dining room 3.07 m X 4.22 m

Kitchen 2.75 m X 2.99 m

Primary Bedroom 4.09 m X 6.5 m

Bedroom 2 2.97 m X 2.96 m

Bedroom 3 2.77 m X 2.96 m

Listing Presented By:



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RE/MAX Elite

<http://www.ynottony.ca/>



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