



## Edmonton Alberta

\$399,900

Beautiful 2 STOREY DUPLEX in Hollick-Kenyon with SINGLE ATTACHED GARAGE. Perfect for FIRST TIME BUYERS or INVESTORS. This 1423+ sq. ft. FORMER SHOW HOME features a SPACIOUS LIVING AREA with tons of natural light & central air conditioning. OPEN CONCEPT main floor with a cozy gas fireplace, U-SHAPED KITCHEN with espresso cabinets, black appliances & granite countertops. Generous DINING AREA with garden door that provides access to the deck & yard. A 2 pc. bath/powder room and access to the garage completes the main floor. The upper level features TWO PRIMARY BEDROOMS, each with its own ENSUITE & WALK-IN CLOSET plus a convenient UPPER LAUNDRY. The unfinished basement is ready for your personal touch to create additional living space. Outside you will find a lovely fenced back yard with LOW MAINTENANCE LANDSCAPING, deck, fire pit & storage shed. Great location close to schools, parks & all amenities the area has to offer. Move in ready! (id:6769)

Living room 4.59 m X 3.33 m

Dining room 2.21 m X 3.36 m

Kitchen 2.86 m X 3.11 m

Primary Bedroom 5.23 m X 4.33 m

Bedroom 2 3.68 m X 4.33 m

Laundry room 1.87 m X 1.88 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://www.horsepowerranch.com/>



**Royal**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

tyson@royallepage.ca

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