



## Edmonton Alberta

\$439,307

Welcome to this stylish half duplex in the desirable community of Edgemont. Offering 1400 sq ft above grade, this home features a bright open layout designed for both comfort and functionality. The kitchen impresses with quartz countertops, stainless steel appliances, and plenty of space for cooking and gathering. The living and dining areas flow seamlessly, creating a warm atmosphere for everyday living. Upstairs you'll find 3 spacious bedrooms, including a primary suite with ensuite bath, plus the convenience of upper floor laundry. With 2.5 baths in total, there's room for everyone. The unfinished basement awaits your personal touch. Enjoy the single attached garage, driveway parking for 2 cars, and a location that makes life easy! Quick access to Anthony Henday and Lessard Road, and just steps to walking trails and green spaces. Whether you're starting out, growing, or downsizing, this property offers a wonderful opportunity to call Edgemont home. (id:6769)

Living room 3.21 m X 4.43 m

Dining room 2.41 m X 2.96 m

Kitchen 3.67 m X 3.9 m

Primary Bedroom 3.37 m X 4.81 m

Bedroom 2 2.7 m X 4.23 m

Bedroom 3 2.97 m X 4.26 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**Royal**

**Le Page Noralta Spruce Grove**

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

Phone: 780-920-0550

Fax:

tyson@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.