



## Edmonton Alberta

\$700,000

Investor Alert! Unique, well functioning half-duplex layout featuring 5 bedrooms, 5 bathrooms, 3 living areas, 3 laundry sets, side entry & double detached garage. Approximately 2800sf of living space on 4 levels. Ideal location, within a 5min drive to U of A campus & hospital. Sunny south facing living room for entertaining. Bright kitchen with ample storage cabinets, quartz counters, trendy herringbone laid subway tile, stainless steel appliances & full dining nook. Powder room with laundry set. 2nd level offers 3 spacious bedrooms, 2 full bathrooms for shared living arrangements, a growing family or additional home office/library. A bright loft level offers a bonus room w/snack station which can double as a studio. Large bedroom, 3pc bathroom, laundry room & roof top patio. Lower level highlights a recreation room for games night, a generous sized 5th bedroom, 3pc bathroom, 3rd laundry set & mechanical access. Plenty of storage throughout the home. Low maintenance landscaping. A great income property. (id:6769)

Bedroom 4 3.13 m X 3.95 m

Bonus Room 3.56 m X 3.1 m

Recreation room 4.4 m X 3.29 m

Bedroom 5 3.48 m X 3.56 m

Living room 5.06 m X 3.16 m

Kitchen 4.89 m X 2.6 m

Breakfast 2.75 m X 2.38 m

Primary Bedroom 3.53 m X 3.58 m

Bedroom 2 2.73 m X 3.15 m

Bedroom 3 3.39 m X 2.83 m

Listing Presented By:



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**Royal**

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

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