



## Edmonton Alberta

\$578,000

Great investment opportunity for this two storey style side by side duplex located on a quiet street on one single title. Each side is about 1,555 sq. ft.. One side is tenant occupied. The main floor has large living room, dining room, kitchen, 2 pcs. bath, and back door access to the backyard. The upper floor has 3 bedrooms and one full bath. Primary bedroom has 2 pcs. ensuite. Unfinished basement for future development. The vacant side has new carpet, newer dishwasher, toilets, and paint. Roof replaced in 2012. Close to school and public transit. (id:6769)

Living room 5.72 m X 5.2 m

Dining room 3.01 m X 2.43 m

Kitchen 4.37 m X 4.1 m

Primary Bedroom 5.04 m X 4.08 m

Bedroom 2 3.05 m X 4.64 m

Bedroom 3 2.58 m X 4.64 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.simonchong.com/>



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