



## 11131 130 Street Edmonton AB

\$355,000

Well-maintained 4-level split half duplex located directly across from Westmount Public School. Each side has its own title, allowing for separate purchases or a side-by-side duplex acquisition. With over 1,700 sq. ft. of developed living space, this property is an excellent investment or ideal for a multi-generational family. Both sides feature new shingles and separate entrances to the lower levels. The main floor offers a spacious living room with hardwood flooring, a fieldstone wood-burning fireplace, and an open floor plan connecting to the dining area and kitchen, which boasts ample cabinetry and counter space. Upstairs, you'll find a large primary bedroom with a walk-in closet and a 4-piece bathroom. The third level includes two good-sized bedrooms and a 3-piece bath, while the lower level features a generous family room, laundry, and storage. The west-facing backyard is fenced and landscaped, with a deck and double detached garage. Close to schools, shopping, transit, Grant MacEwan, NAIT.

Listing Presented By:



Originally Listed by:  
Initia Real Estate

aman@amanmalhi.ca  
<http://www.amanmalhi.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)