



## 11436 97 Street Edmonton AB

\$425,900

Welcome to this UNIQUE find! This 2-storey FULLY FURNISHED half duplex hosts 3 UNITS TOTAL! 2 FULL kitchens & 1 kitchenette with furnishings available upon negotiation! Main floor hosts a LIVING AREA that flows seamlessly to the 1st KITCHEN which has AMPLE, CLASSIC CABINETRY, STAINLESS STEEL APPLIANCES, & TRENDY BACKSPLASH! PRIMARY BDRM has a BEAUTIFUL WALK-IN CLOSET & 4PC ENSUITE, there's a 2nd BDRM, 3PC BATH, & STACKABLE LAUNDRY completing the main floor! Upstairs hosts the KITCHENETTE, DINING & FAMILY ROOMS, ANOTHER PRIMARY w/WALK-IN-CLOSET & 4PC ENSUITE, & LAUNDRY! Make your way to the BASEMENT to find the IN-LAW SUITE which hosts a DINING AREA, KITCHEN, REC RM, UTILITY RM, 2 BDRMS, STORAGE SPACE, & a 4PC BATH! Location is GREAT as you're close to all amenities, Commonwealth Stadium, Royal Alex & Glenrose Hospital, NAIT, Kingsway Mall, City Center Airport, & MORE! You're also minutes from City Center, Chinatown & Little Italy! Don't miss your chance to view this distinctive GEM!

Listing Presented By:



Originally Listed by:  
Exp Realty

Calvin@Calvinrealty.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net