



## 11837 Fort Road Edmonton AB

\$285,000

Step into this amazing 5 bedroom raised bungalow duplex in a cool neighborhood! It's been totally fixed up and looks super nice. You've got two separate units you can rent out legally. And get this - you can live in one and be the landlord for the other! Inside, everything is fairly new. The kitchens have shiny new appliances, perfect for cooking up your favorite meals. Plus, there's a heater system that's been updated in 2022, so you'll always be cozy, warm and flooded with natural sun light from the huge windows. But it's not just about the inside. This two electrical meter raised bungalow duplex is in a really cool area that's getting better all the time. There are lots of fun places nearby, like cool cafes and stores. It's like being part of a big, exciting family. So, if you're looking for a great place to live or a smart investment opportunity, this legal raised bungalow duplex is the way to go. It's comfy, it's convenient, and it's waiting for you to move in!

Listing Presented By:



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