



12802-12804 71 Street Edmonton AB

\$699,900

Welcome to this LEGALLY-SUITED Cashflowing DUPLEX! An great INVESTMENT OPPORTUNITY with INCREDIBLE POTENTIAL. As you step inside, you'll be captivated by the OPEN FLOORPLAN & ABUNDANT NATURAL LIGHT that fills every corner! The living room seamlessly connects to a well-appointed kitchen, featuring a blend of SLEEK BLACK & STAINLESS STEEL APPLIANCES, CLASSIC WOODEN CABINETS, & a CONVENIENT CORNER PANTRY! The main floor also includes a combined LAUNDRY ROOM & 2PC BATH! Upstairs, discover the SPACIOUS PRIMARY BEDROOM complete with a 3PC ENSUITE along with 2 more GENEROUSLY-SIZED BEDROOMS and a 4 PC BATH! Head down to the FULLY-FINISHED, LEGALLY-SUITED BASEMENT, where you'll find a 2nd kitchen equipped with BRIGHT WHITE APPLIANCES & CABINETS, a LARGE RECREATION ROOM, WELL-SIZED BEDROOM, 4PC BATH with STACKABLE LAUNDRY, & a UTILITY ROOM. With so many possibilities, this property is primed to bring your real estate dreams to life. Don't miss out; this home is ready for YOU!

Listing Presented By:



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