



## 12812/12814 96 Street Edmonton AB

\$382,000

This is a well maintained up down duplex! Fully finished developed basement with 2nd kitchen!! This traditional raised bungalow, up down duplex is bright and sunny with 3 bedrooms on the main, as well as one 4 piece bath, formal living room, and dining room that are exceptional sizes. The sunny kitchen and dinette has ample cupboards and counter space. There is a separate outside entrance to the lower level, which has big bright sunny windows with a spacious living room, eat in kitchen, 2 large bedrooms, one 3 pce bath and laundry common area. Main floor is freshly painted, new counter tops in kitchen and bath, and new flooring. This home includes 2 Fridges, 2 Stoves, washer, dryer, 2 furnaces, 2 separate gas meters, and 2 separate power meters. The backyard is fenced. There is a double 24x22 detached garage with paved back lane. Walking distance to schools and public transit.

Listing Presented By:



Originally Listed by:  
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