



13044-13046 102 Street Edmonton AB

\$715,000

SIDE BY SIDE DUPLEX - SO MUCH POTENTIAL!! This well cared for property is great for investors, multi-generational families, or a great mortgage helper! Both sides have great layouts! 13044 has separation for main floor and basement. The main floor has kitchen, dining, living room, bathroom with ensuite laundry and primary bedroom on main floor. Upstairs has two spacious bedrooms and full bathroom. The basement has full kitchen, living room, bedroom, full bathroom, and laundry room with storage! 13046 main floor has kitchen, dining, living room, full bathroom, ensuite laundry and primary bedroom on main floor. Upstairs has two spacious bedrooms and full bathroom. The unfinished basement has 2 furnaces and is ready for your development! The backyard is a great oasis, with a large back deck connecting both sides of the duplex, fully fenced yard, and double garage with gas line hook-ups. Added bonus: the back of the property backs on to the park!

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

melissa.shymko@outlook.com
<https://www.melissashymko.ca/>



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

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