



## 14738 87 Avenue Edmonton AB

\$614,800

WOW! INVESTOR ALERT + A WONDERFUL LOCATION in PARKVIEW! This FULLY FINISHED 2-St half duplex SITS ON A MASSIVE LOT & comes complete w/ a FULL 2 BEDROOM LEGAL BASEMENT SUITE! Upon entrance, you are greeted to a beautiful OPEN CONCEPT living room/dining/kitchen floor plan that's FULL OF NATURAL LIGHT from the picturesque front & back windows! Lux VINYL PLANK runs throughout the entire main floor, which leads you to the MASSIVE kitchen ft S/S appl, QUARTZ countertops throughout, PLETHORA of upgraded cabinets & LARGE pantry w/MDF shelving (throughout the home too). Upstairs features 3 large bedrooms, including the primary w/large WIC & an OVERSIZED 4pc ensuite w/dual sinks + SEATED SHOWER! The home comes complete with a 2 BEDROOM LEGAL SUITE w/ the same finishings as the rest of the home! ALL APPLIANCES, LANDSCAPING, FENCE, DECK, HARDWIRED SECURITY CAMERAS & BLINDS are all included! Just STEPS to all amenities, Bon Ton Bakery, short drive to the Whitemud, U of A, downtown, Fort Edmonton Park & SO MUCH MORE!

Listing Presented By:



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