



## 12807 127 Street 2 Edmonton AB

\$279,900

First Time Home Buyers & Investor Alert!!! Amazing value in this half duplex with NO CONDO FEE. Live in with your family or rent it out for passive income. High accessibility to Downtown ,Yellowhead Trail & Northgate Centre. This home offers 3 bedroom & 1.5 Washroom situated very close to schools, public library,shopping centre & grocery stores. As you enter the house ,you will be greeted by open concept Living area with gleaming hardwood floors and lots of natural light pouring through windows. The kitchen and dining is next to living area and comes with lots of cabinets/storage space and formal dining area. There is raised east facing deck which leads to concrete pad good enough to park 2/3 cars. Upstairs you will find master suite with walk-in closet ,a 4 pcs common washroom and two more good sized bedrooms. Basement is unspoiled, Separate Entrance can be easily accommodated bc of its layout for a future Legal Basement Suite. The house is fully landscaped & offers super value for your money.

Listing Presented By:



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