



6004 & 6006 132 Avenue Edmonton AB

\$500,000

Investor Alert! Rare opportunity side x side duplex at good value situated on a huge 652m² lot that has alley & a school field behind it. The main road has recently had a revitalization. Both units have side door entrances, main floor has 2 bedrooms up, kitchen, living room, dining room with built in hutch, 4 piece bathroom.

Basement has a 3 piece bathroom, recreation space & bedroom plus each unit has a single garage. Upgrades include: Garage shingles are approx 3 years ago 6004-shingles approx 3 years ago Furnace approx 2012.

6006- Shingles approx 5 years ago, water heater 1 year ago.

Listing Presented By:



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NOW Real Estate Group

alannaca@telus.net
<http://www.alannacannell.com>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

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