



## 7312 79 Avenue Edmonton AB

\$475,000

WONDERFUL up/down duplex in the great neighborhood of King Edward Park. Fantastic mortgage helper home with 2 separate suites. Live in one suite and rent out the other or a great investment property. Custom built up/down duplex with a 3 bedroom suite that takes up the entire top floor and spacious 2 bedroom suite down. The Bi-Level style allows for great big windows and the sun does shines in on these suites. High efficient furnaces (2) installed 2008, house shingles appox. 10 years old, garage shingles Oct 2022, new main sewer line March 2020 and electrical upgrade in Sept 2022. Huge yard could mean garage suite potential.

Listing Presented By:



Originally Listed by:  
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