



## 9010 114 Avenue Edmonton AB

\$314,900

Investor & First Time Buyers take note! Tired of renting? Looking for a place to call your own? Or interested in a solid investment that will cash flow with ease? This duplex features 2 primary suites with full bathrooms, a spacious open concept main floor, fenced yard & a single garage. With easy access to amenities, transit & downtown, this location is very convenient. The main floor will greet you with neutral, modern freshly painted tones & you'll find a spacious great room with built in shelves & a luxurious fireplace. The dining area has a modern light fixture & is next to the eating bar that has space for stools, a great space to enjoy your morning coffee! The kitchen features quartz countertops, stainless steel appliances & modern cabinets. The main floor also has the 1/2 bath. Heading upstairs you'll see the upgraded railing. The dual primary suites are both spacious with large windows & full ensuites & walk in closets. Welcome HOME!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

matteo@metroreg.ca  
<http://www.metroYEG.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)