



9637/9635 109A Avenue Edmonton AB

\$450,000

Investor Alert, seize this chance to benefit from future equity growth!! Incredible opportunity to own a modern 2007 home in Edmonton's downtown core. This Up/Down Duplex features 'Two Fully Contained Units' with separate entrances and addresses. Nice finishing touches rare in this serene neighbourhood. Ideal for professional couples or young families seeking both independence and/or rental income. Enjoy stainless steel appliances, oak cabinetry, open layout, vaulted ceilings, ceramic, laminate & carpet flooring, and a total of five bedrooms (3-up, 2-down) with 2 full kitchens, 2 4-piece bathrooms, and 2 separate laundry rooms. Minutes walk from grocery shopping, restaurants and parks. Minutes from the Royal Alex hospital. Easy access to public transit and main arterial roads.

Listing Presented By:



Originally Listed by:
Sterling Real Estate

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