



## 9745 71 Avenue Edmonton AB

\$550,000

Fully legal up/down duplex located on a quiet street in popular Hazeldean. Each suite has separate entrance, furnace, HWT, and laundry. All utilities are individually metered. Each suite has a gas fireplace. New shingles in 2023. Lower suite has just been renovated with new luxury vinyl plank flooring, paint, Quartz counters and new stainless steel appliances. Upper suite was renovated about 3 years ago with fresh paint and new flooring. For more details please visit the REALTOR's(R) Website.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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