



9908 144 Avenue Edmonton AB

\$375,000

Don't miss this renovated half duplex with NO CONDO FEES on a quiet street in sought-after Griesbach. Over 1,500 sqft of living space and recent updates including new shingles, flooring, paint and updated bathrooms - perfect for homeowners and investors alike! Main floor features a bright, spacious living room, separate dining area, and large kitchen with maple cabinets, stainless steel appliances, and plenty of counter space. Upstairs you'll find a king-size primary suite with a walk-in closet, two more spacious bedrooms, a 4-pc main bath and linen closet. The fully finished basement offers a rec room, 3-pc bath, laundry, and additional storage. The large, fully fenced backyard is perfect for entertaining with a stamped concrete patio and gas line for your BBQ. Insulated and drywalled double garage provides plenty of parking and storage. Prime location near shopping, restaurants, transit, and minutes from the military base and Anthony Henday. Instant cash flow with \$1935/month in rent and room to grow!

Listing Presented By:



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