Edmonton Alberta

$575,000

LOCATION, LOCATION, LOCATION!! RARE opportunity for a Beautifully upgraded RIVERFRONT 1/2 Duplex with FULL LEGAL BASEMENT SUITE! Boardwalk sidewalks in front along your personal riverfront walkway. Watch the River Queen sail by your front yard from your living room window or front patio! 3 bedrooms up, 2 bedrooms down, 2 newer kitchens, newer appliances, vinyl plank, laminate, ceramic tile, 4 pc up, 2pc ensuite with laundry in walk thru closet, 3pc down, 2nd laundry, 2 wood burning fireplaces, Large windows fill the suite with light so it doesn't feel like a basement. The backyard is HUGE & has an oversized (28x21) double garage and private west facing deck. Other features include newer appliances (main), new vinyl windows (main), painted exterior (2014), freshly painted interior, newer high efficiency furnace, upgraded insulation (2012), New Shingles (2024), Garage Opener (2022), Hot Water Tank & Humidifier (2022) (id:6769)

Bedroom 4 4.14 m X 2.46 m
Bedroom 5 3.3 m X 2.8 m
Second Kitchen 3.85 m X 2.45 m
Breakfast 2.75 m X 2.3 m
Living room 5.6 m X 3.85 m
Dining room 2.75 m X 2.31 m
Kitchen 3.85 m X 2.45 m
Primary Bedroom 3.85 m X 3 m
Bedroom 2 2.92 m X 2.62 m
Bedroom 3 3.65 m X 2.75 m

Listing Presented By:

Originally Listed by:
RE/MAX Excellence

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