



Edmonton Alberta

\$515,000

Rare Riverdale riverfront property with wooden boardwalk this half duplex offering country living in the heart of the city! This 1054 sq.ft. home features a LEGAL basement suite--ideal as a mortgage helper, investment or Airbnb--just minutes to downtown. The main floor offers a bright living room with a wood-burning fireplace, large picture window with river views, dining area, updated kitchen, 3 bedrooms, 4-pc bath, 2-pc ensuite, and main-floor laundry. The separate entrance leads to a bright legal suite with newer flooring, updated kitchen, spacious living area, 2 bedrooms, 4-pc bath, and its own laundry. Large windows make the suite feel open and inviting. The huge backyard includes a double garage (18.10 x 27.8). Updates include newer main-floor appliances, windows, furnace, upgraded insulation (2012), shingles (2024), exterior paint (2014/2023), interior paint, Hot water tank/humidifier 2022. Walk or bike the river trails right from your backyard or Kayak on the river from just outside your front door. (id:6769)

Bedroom 4 2.82 m X 3.27 m

Bedroom 5 2.57 m X 4.67 m

Second Kitchen 2.65 m X 2.59 m

Laundry room 2.56 m X 2.94 m

Utility room 1.68 m X 2.67 m

Living room 5.86 m X 3.78 m

Dining room 2.03 m X 2.57 m

Kitchen 3.83 m X 2.57 m

Primary Bedroom 2.98 m X 3.79 m

Bedroom 2 2.79 m X 4.81 m

Bedroom 3 2.83 m X 2.43 m

Listing Presented By:



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