

Edmonton Alberta

$579,000

Outstanding investment opportunity in one of Edmonton's most desirable neighbourhoods - Grovenor! This impressive half duplex combines style, comfort, and an unbeatable location--just steps from the new LRT line, minutes to downtown, and only 10 minutes to West Edmonton Mall. The bright, open-concept main floor showcases modern finishes, including durable laminate flooring, a spacious kitchen with granite countertops, ceramic tile backsplash, sleek white cabinetry, and stainless steel appliances. Upstairs, a wide stairwell makes moving furniture effortless and leads to three generous bedrooms and two full bathrooms with ceramic tile and plush carpeting. The primary bedroom faces east for refreshing morning light, while the other two enjoy warm western exposure. Completing this exceptional home is a legal basement suite featuring a large living area, one bedroom, and a full bathroom--ideal for rental income or multi-generational living. A true must-see! (id:6769)

Bedroom 4 Measurements not available
Living room 5.8 m X 3.98 m
Dining room 3.56 m X 3.34 m
Kitchen 5.11 m X 3.13 m
Primary Bedroom 4.36 m X 4.03 m
Bedroom 2 3.69 m X 2.7 m
Bedroom 3 3.45 m X 2.55 m
Laundry room 1.64 m X 1.21 m

Listing Presented By:



Originally Listed by:
REMAX River City

https://www.mastersteam.ca/

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