



## Edmonton Alberta

\$315,900

This 1/2 duplex sounds like a fantastic opportunity, especially with its prime location near Southgate Mall and the LRT. Being situated in a quiet cul-de-sac adds to its appeal, offering a peaceful environment while still being close to amenities. The proximity to great restaurants and exclusive shops like the Italian Center and Sunterra Market adds convenience and enhances the lifestyle for potential buyers or renters. The property's features, such as 3 bedrooms, a large backyard, and ample parking both on the street and off the back alley, are sure to attract interest. The potential for a revenue suite with a separate entrance adds versatility and value to the property, making it appealing to investors or homeowners looking for additional income. The new carpet and linoleum contribute to a fresh, updated feel, while the vaulted ceiling with rich wood dcor adds character and charm. With large windows and a south exposure, the interior is flooded with natural light, creating a bright and inviting home. (id:6769)

Living room 4.66 m X 4.41 m

Dining room 2.43 m X 3.53 m

Kitchen 3.39 m X 3.42 m

Primary Bedroom 3.05 m X 3.8 m

Bedroom 2 2.68 m X 3.81 m

Bedroom 3 3.04 m X 2.93 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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