



## Edmonton Alberta

\$575,000

SPECTACULAR turnkey opportunity to own a single titled Side By Side Duplex with incredible upside. Wonderfully maintained and upgraded Raised Bungalow. Each side offers almost 900 square feet PLUS a fully finished basement. The main floors burst with character featuring coved ceilings in the generous living rooms, original hardwood, 2 bedrooms, full bath and a functional kitchen overlooking the large fenced yard. Downstairs to the bright fully finished basement with large windows and 2 more bedrooms (1 bedroom in 11117), large Rec-Room and another Full Bath! TRIPLE Detached Garage PLUS your own private parking for up to 7 more vehicles! REAR Split Entrance and functional floorplan in the basement present an excellent opportunity for potential future development. Centrally Located in the quiet Prince Rupert Neighbourhood minutes from Parks, NAIT, Kingsway Mall, Grant MacEwan, Westmount Mall, 124st Retail, Brewery District, Downtown, Ice District, LRT and So Much More! Fantastic Income Potential! 65 Ft Lot! (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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Century 21 All Stars Realty Ltd

<http://chuck-mulholland.c21.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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