



## Edmonton Alberta

\$675,000

Turnkey investment property! Beautifully kept side by side duplex in Newton featuring two symmetrical units. Each unit features 3 bedrooms, 1.5 baths, sizeable kitchen, dining area and living room. Both units have finished basements, each having a family room, bedroom, bathroom and laundry. Side entrances leading to the basement on each side as well. Roof and gutters were replaced in 2013. Unit 11811 received a new furnace in 2017 and a new hot water tank in 2020. Units 11813 received a new furnace and hot water tank in 2019. Sizeable back yards leading to an oversized double car garage with one spot for each unit in the garage. Plenty of parking available on the street as well. Close to public transit and shopping as well! (id:6769)

Additional bedroom Measurements not available

Bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Listing Presented By:



Originally Listed by:  
Rite Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net