



## Edmonton Alberta

\$449,900

UNIQUE OPPORTUNITY! Welcome to this well-maintained Up/Down Duplex in the sought-after community of Killarney. This versatile property is perfect for savvy investors seeking strong rental income or homeowners looking to offset their mortgage. The main floor suite features a bright & spacious living room, 3 bedrooms, a full 4-piece bath, and a spacious kitchen and dining area complete with custom cabinetry and abundant storage. A private in-suite laundry room adds everyday convenience. The basement suite with separate entrance is ideal for tenants, extended family, or multi-generational living. It features 2 large bedrooms, a recently updated 2nd full kitchen and dining area, 4-piece bath and 2nd spacious living room. An additional laundry space in the utility room ensures both suites enjoy privacy and independence. Oversized DOUBLE DETACHED GARAGE and large parking pad provides ample parking. AMAZING LOCATION! Just minutes from schools, shopping, transit, Yellowhead and everyday amenities. DON'T MISS OUT! (id:6769)

Bedroom 4 3.82 m X 3.62 m

Bedroom 5 3.77 m X 3.62 m

Second Kitchen 4.92 m X 3.58 m

Living room 6.07 m X 3.89 m

Dining room 5.42 m X 3.76 m

Kitchen 3.76 m X 2.48 m

Primary Bedroom 3.79 m X 3.73 m

Bedroom 2 3.79 m X 3.36 m

Bedroom 3 3.8 m X 2.74 m

Listing Presented By:



Originally Listed by:  
Real Broker



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