



Edmonton Alberta

\$488,800

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<https://ginodaniele.com/>

RARE FIND in Killarney! This beautifully upgraded up/down duplex with QUAD GARAGE is perfect for extended families, INVESTORS or live on the main floor and rent the basement to supplement the mortgage. Sitting on a large lot in a mature neighborhood, this home offers 2 self-contained suites with private SEPARATE entrances, separate electrical panels, 2 furnaces, & separate laundry. Recent upgrades include newer windows, furnaces, HWT & shingles--move-in ready with peace of mind. The bright main floor features a spacious living/dining area, updated kitchen with granite counters, stylish stone accents, and 3 bedrooms including a primary with its own ensuite. The lower suite offers an oak kitchen, 2 bedrooms, living room, office, and full bath. Enjoy the large fenced yard with patio, plus easy access to schools, parks, and major shopping. A versatile property with style, function, and income potential! (id:6769)

Bedroom 4 3.6 m X 3.94 m

Bedroom 5 3.34 m X 3.79 m

Second Kitchen 3.31 m X 5.09 m

Laundry room 2.98 m X 4.62 m

Office 2.41 m X 4.09 m

Utility room 1.39 m X 2.31 m

Living room 4.02 m X 5.6 m

Dining room 3.16 m X 2.81 m

Kitchen 5.18 m X 4.02 m

Primary Bedroom 3.8 m X 5.43 m

Bedroom 2 3.7 m X 3.03 m

Bedroom 3 3 m X 4.1 m

Ahmad Sai
RE/MAX RIVER CITY

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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