



## Edmonton Alberta

\$374,000

Attention Investors and First-Time Home Buyers! Discover this spacious and versatile half duplex designed to fit your lifestyle and investment goals. The main floor offers a bright, functional layout with separate living and dining areas, a well-appointed kitchen, NEW FLOORING and a primary bedroom complete with a walk-in closet and private ensuite bathroom. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The FULLY FINISHED BASEMENT features a SEPARATE ENTRANCE, a welcoming family room, a second kitchen, two bedrooms, a full bathroom, and convenient laundry facilities—ideal for extended family living. Perfectly situated close to schools, shopping, parks, and public transit, this property combines comfort, flexibility, and outstanding value. (id:6769)

Family room 5.85 m X 3.35 m

Bedroom 4 5.71 m X 3.29 m

Bedroom 5 3.07 m X 3.35 m

Second Kitchen 6.43 m X 3.44 m

Laundry room 3.44 m X 2.02 m

Living room 3.57 m X 5.25 m

Dining room 3.02 m X 3.94 m

Kitchen 2.61 m X 3.12 m

Primary Bedroom 3.19 m X 3.97 m

Bedroom 2 2.71 m X 2.94 m

Bedroom 3 2.32 m X 2.94 m

Listing Presented By:



Originally Listed by:  
Century 21 Smart Realty

<https://century21smart.ca/>



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