



Edmonton Alberta

\$454,000

This side-by-side duplex, with separate side entrances for suite potential, has been owned by the same family for decades! One side has been lovingly renovated including new kitchen cabinets & countertop, stainless appliances, open to dining nook with stylish iron railing to the sunken front entrance, living room is a very good size with big window boasting southern sun and a serene view of community league green space w/skating rink directly across the tree lined street, 2 good sized bedrooms and updated bath complete the main floor, partial new windows on this side, basement is undeveloped with framing and drywall, furnace and hot water tank done in 2010. Long term tenant on other side, very well kept with same layout but boasts a developed basement with full 4 piece bath furnace and hot water tank done in 2018 on this side, upgraded insulation done previously & shingles done in 2022. Close to Westmount, 10 minutes to the UofA, 10 minutes to MacEwan University and 15 to NAIT and the downtown core! (id:6769)

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

Second Kitchen Measurements not available

Listing Presented By:



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