



Edmonton Alberta

\$339,900

JUST \$339,900 | NO CONDO FEES | FREEHOLD PROPERTY ! Opportunity knocks in Minchau! This well-maintained freehold duplex offers 4 bedrooms, 2 bathrooms, 2 kitchens and a BIG LOT—an ideal combination for families, first-time buyers or investors looking for flexibility and rental potential, all with NO CONDO FEES. The functional layout offers excellent versatility, whether you're looking for a comfortable family home, space for extended family, or an investment with income potential. Move-in ready with plenty of room to make it your own. Numerous updates add peace of mind, including roof (2018), main-floor laminate flooring & bathroom renovations (2019), landscaping (2021), bay window & main-floor paint (2022), fence (2023), and hot water tank (2025). Located close to Grey Nuns Hospital, LRT, MillWoods Gurdwara, Schools, Parks, ETS Bus Service and MillCreek Ravine, Walking trails and everyday Amenities nearby. Affordable, versatile and ideally located--this is one you'll want to see before it's gone. (id:6769)

Living room 4.17 m X 5.12 m

Dining room 3.68 m X 2.57 m

Kitchen 2.61 m X 2.76 m

Primary Bedroom 3.27 m X 4.55 m

Bedroom 2 3.02 m X 3.57 m

Bedroom 3 2.56 m X 3.11 m

Bedroom 4 2.73 m X 3.72 m

Recreation room 3.8 m X 6.41 m

Utility room 2.73 m X 3.39 m

Second Kitchen 2.73 m X 2.32 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

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