



Devon Alberta

\$1,050,000

RARE FULL SIDE-BY-SIDE DUPLEX--NEVER BEFORE OFFERED FOR SALE IN DEVON! An exceptional opportunity to own BOTH SIDES of a well-maintained duplex in a mature, established neighbourhood, offering outstanding flexibility for investors, multi-generational living or those looking to live on one side while holding the other. EACH UNIT features 3+1 beds, 4 baths, a FULLY FINISHED BASEMENT & its own garage. One basement includes SEPARATE LIVING QUARTERS, while the other is finished & ready for a future 2ND KITCHEN & LAUNDRY setup. Bright island kitchens feature GLOSS CABINETRY, stainless appliances & laminate flooring, NEW CARPET & FRESH PAINT. The 22'X24' garages provide excellent parking & storage, with one HEATED & INSULATED + double parking pads. Fenced & landscaped in a mature neighbourhood within WALKING DISTANCE TO SCHOOLS, TRAILS & AMENITIES. Devon offers river valley recreation, excellent Edmonton access & is home to the NAX AJHL hockey team. A unique opportunity with TWO COMPLETE HOMES on one property! (id:6769)

Bedroom 4 4.5 m X 4.06 m
Recreation room 3.18 m X 3.84 m
Storage 1.71 m X 1.61 m
Utility room 2.15 m X 4.05 m
Living room 3.52 m X 4.1 m
Dining room 5.07 m X 2.6 m

Kitchen 3.51 m X 4.1 m
Den 3.5 m X 2.8 m
Primary Bedroom 3.99 m X 4.06 m
Bedroom 2 3.89 m X 3.04 m
Bedroom 3 3.02 m X 3.54 m
Laundry room 2.84 m X 1.68 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.jillwill.ca/>



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