



## Edmonton Alberta

\$250,000

Conveniently located, and with a handy in-law suite, this half-duplex is a great buy! The main level offers 3 beds, a 4-pc bath, and a bright, open living/dining/kitchen area. The basement provides a separate entrance, 2 beds, a bath, and an additional kitchen. Numerous upgrades have been completed in recent years, including new shingles, modern vinyl siding with a faux rock finish, vinyl windows, and updated exterior doors. Featuring a large, fenced yard with a private, concrete patio, this home offers plenty of outdoor space to play. There's ample on-street parking, as well as two dedicated stalls off the paved back lane. With schools & shopping all within a short walk, you never need to leave the neighbourhood! But should you want to, the Yellowhead is minutes away, as is the Belvedere Transit Centre. Don't wait - this lovely half-duplex could be your new home before Christmas! (id:6769)

Family room 5.4 m X 3 m

Bedroom 4 3.7 m X 2.5 m

Bedroom 5 3.2 m X 3 m

Second Kitchen 4.6 m X 2.5 m

Laundry room Measurements not available

Living room 4.8 m X 3.6 m

Dining room 3 m X 2.4 m

Kitchen 2.8 m X 2.4 m

Primary Bedroom 3.3 m X 3.2 m

Bedroom 2 3.3 m X 2.5 m

Bedroom 3 3.2 m X 2.4 m

Listing Presented By:



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MaxWell Devonshire Realty

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