



Edmonton Alberta

\$689,000

EDMONTON'S NICEST DUPLEX IS FINISHED AND READY FOR IMMEDIATE OCCUPANCY!* This is your chance to acquire a money making half duplex with a 1 bed legal basement suite! Built by Platinum Living Homes, Edmonton's premier infill builder with a proven track record. Each unit features 9' ceiling height on all levels, hardwood on main levels, custom tiled showers and over sized windows. Basements feature 1 bed set up and are likely the best legal suites on the market - demanding higher than average rent. Double detached garages in the back afford the opportunity for a suite above for an additional cost. Photos from a previous listing with the same floor plan. Great location with even further upside as Edmonton's infill communities continue to grow! Short walk to great restaurants, shopping and more. Maybe you are a savvy investor or wanting a major Mortgage helper with Edmontons best legal suites - Both a great choice. CURRENTLY BOTH SIDES OF THE DUPLEX ARE AVAILABLE. (id:6769)

Bedroom 4 3.65 m X 2.74 m

Second Kitchen 4.57 m X 2.43 m

Living room 3.65 m X 4.87 m

Dining room 4.57 m X 3.35 m

Kitchen 3.65 m X 4.87 m

Primary Bedroom 3.04 m X 4.26 m

Bedroom 2 2.74 m X 3.04 m

Bedroom 3 2.43 m X 3.04 m

Listing Presented By:



Originally Listed by:
Rimrock Real Estate

<http://www.adamdirksen.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.