



## Edmonton Alberta

\$650,000

This stylish King Edward Park duplex blends modern living with built-in investment potential. A fully finished LEGAL basement suite with private entrance, separate laundry, and tenant in place offers reliable rental income. The main floor boasts an open layout with hardwood floors, quartz counters, upgraded appliances, and floor-to-ceiling windows. Upstairs, three spacious bedrooms include a primary suite with walk-in closet and ensuite, plus convenient laundry. Comfort upgrades include 2 furnaces, 2 HRV units, hot water on demand, 9' ceilings on all 3 levels, central A/C, window coverings, and completed landscaping. A double detached garage completes the package. All this in one of Edmonton's most convenient neighbourhoods—steps to parks, trails, LRT, Bonnie Doon Mall, and Whyte Ave cafes and shops. Immediate possession available! (id:6769)

Family room 3.11 m X 3.39 m

Bedroom 4 3.07 m X 4.32 m

Second Kitchen 3.17 m X 3.39 m

Living room 3.48 m X 4.55 m

Dining room 3.02 m X 3.37 m

Kitchen 3.49 m X 5.24 m

Primary Bedroom 3.08 m X 3.36 m

Bedroom 2 2.6 m X 3.24 m

Bedroom 3 2.6 m X 3.25 m

Listing Presented By:



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MaxWell Devonshire Realty

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