



## Edmonton Alberta

\$949,900

INVESTOR ALERT. FULLY RENOVATED Duplex with LEGAL BSMT suites in IDYLWYLDE. Remarkable location near Bonnie Doon mall and future LRT. Great curb appeal with new vinyl exterior, gutters and roof. Each unit main floor features a generous size living room with large bay window, a half bath and laundry room. In the kitchen you will find a large island with Quartz CTPs and SS appliances. Upstairs has 3 well-appointed bedrooms and an updated 3-piece bathroom. All windows have been replaced bringing in a ton of natural light. The two units are separated by a CINDER BLOCK concrete party wall for superior SOUND PROOFING. Legal basement suites have a separate entrance with kitchen, full bath, laundry and bedroom. There are a total of 8 PARKING spots out back and good parking in front. Don't miss out on this cash flow opportunity. (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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Initia Real Estate

<https://cudmorealestate.com/>



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