



## Edmonton Alberta

\$264,888

This beautiful Half Duplex is ideally and centrally located close to all amenities and thoroughfares. This property has great rental income potential for an investor or a new buyer. This home offer 2 bedrooms and a full bath, and full kitchen on the main floor, 1 bedroom, a full bath, and a kitchen (with a refrigerator) in the basement. All floors have been updated with luxury vinyl plank flooring. This property offers a total of 1,480 square feet living space. (id:6769)

Family room 4.24 m X 2.85 m

Bedroom 3 3.58 m X 2.61 m

Second Kitchen 5.86 m X 3.6 m

Laundry room 3.67 m X 3.46 m

Living room 4.71 m X 3.92 m

Kitchen 3.6 m X 3.22 m

Primary Bedroom 3.8 m X 3.07 m

Bedroom 2 3.62 m X 2.77 m

Listing Presented By:



Originally Listed by:  
Capcity Realty Group

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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