



Edmonton Alberta

\$865,000

Rare opportunity to own a fully renovated, side-by-side duplex bungalow, one block from Millcreek Ravine. Each side already has a separate side entrances and second kitchens in the basement. This property offers amazing options; 1) Rent both halves for an income producing investment, 2) live on one side and rent the other, 3) the possibility of future development. 8606 offers 989SQFT of luxury living, with hand scraped laminate flooring, a beautiful kitchen with plenty of storage & SS appliances. The Southwest facing window provides lots of light in the kitchen. 2BR & 4 piece bath up, 1BR down & 3 piece bath down. The large deck out the side door is a backyard oasis. 8604 offers 987 SQFT with rich Cherry cabinets, SS appliances. 3BR & 4 piece bath up, 1 BR & 4 Piece bath down with laundry downstairs. Out back there is an insulated double detached garage with a divider wall for separate parking with a large pad for RV parking.. Close to all amenities & LRT hub. Steps from walking trails (id:6769)

Bedroom 3 4.18 m X 2.97 m

Second Kitchen Measurements not available

Living room 4.7 m X 3.66 m

Dining room 3.78 m X 2.74 m

Kitchen 5.33 m X 3.05 m

Primary Bedroom 4.09 m X 3.04 m

Bedroom 2 3.01 m X 2.69 m

Bedroom 4 3.04 m X 2.76 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.andyv.ca/>



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.