



Edmonton Alberta

\$629,900

Rare River-Backing Duplex Opportunity! Beautiful bi-level style side-by-side duplex situated on a stunning 50' X 150' lot backing onto the river. Each unit features 3 bedrooms, 2 bathrooms, 4 appliances. Upgrades include newer patio doors to deck, two new hot water tanks, shingles 10 years old, Furnace on 8704 approximately 12 years old, 2 new hot water tanks. Upgraded bathrooms. Both sides are well maintained and in good condition. An excellent opportunity for investors, developers or owner-occupants looking to enjoy a truly exceptional location. (id:6769)

Primary Bedroom 3.4 m X 3.1 m

Bedroom 2 3.1 m X 2.6 m

Bedroom 3 3.1 m X 2.4 m

Living room 5.5 m X 3.9 m

Dining room 3.2 m X 3.1 m

Kitchen 3.7 m X 2.8 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.