



## Edmonton Alberta

\$599,999

UPGRADED! AMAZING LOCATION! WELCOME TO 8756/8752 151 STREET NW. THIS FULL DUPLEX SITS ON A 58X148' CORNER LOT AND HAS 3 SEPARATE LIVING SPACES AND A DETACHED SEPARATE GARAGE WITH ALLEY ACCESS. THE ONE SIDE IS TENANT OCCUPIED AS AN UP/DOWN RENTAL. THE UPPER LEVEL HAS A 3 BEDROOM & 1 BATH SPACE WITH KITCHEN, LIVING ROOM, AND LAUNDRY. THE BASEMENT PORTION HAS 2 BEDROOMS WITH A FULL BATHROOM. THE OTHER SIDE OF THE HOME HAS 4 BEDROOMS (3 UP/1 DOWN) WITH VINYL FLOORS. RECENT UPGRADES INCLUDE NEW SHINGLES IN 2023, UPGRADED UPPER LEVEL WINDOWS, UPGRADED FLOORING, KITCHEN (2018), HOT WATER TANKS (2013), AND FURNACES (2008). THE HOME HAS STUCCO EXTERIOR AND A FENCED YARD. BOTH SIDES ARE CURRENTLY TENANT OCCUPIED WITH LONG TERM TENANTS. (id:6769)

Additional bedroom Measurements not available  
Bedroom Measurements not available  
Second Kitchen 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  
Bedroom 4 Measurements not available  
Bedroom 5 Measurements not available  
Bedroom 6 Measurements not available  
Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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