



Edmonton Alberta

\$549,900

Character+charm welcomes you to this amazing investment opportunity,with this just like new half duplex,nestled on a quiet street.Whether you are looking to buy one side or the full duplex(both w/legal basement suites) the time is now!Finished in a modern colour palette+boasting a spacious floor plan(1920sqft above grade)--this home has it all!The large living room offers a large front picture window+vinyl plank floors(extending through).The kitchen has 2-toned cabinets,s/s appliances+a separate dining area(w/extended cabinets).The main floor is complete w/a front foyer(w/built in bench)+a 2pc bath.The second level has a large primary(w/walk-in closet+4pc ensuite).There are two more bedrooms,a 4pc bath,laundry+stairs to the third floor loft(w/vaulted ceiling).The basement suite offers an open concept kitchen/family room,2 bedrooms,4pc bath+laundry.Enjoy the spacious yard complete w/double garage+large front veranda.Close to schools,parks,shopping(WEM),transit+major freeways.An amazing opportunity awaits! (id:6769)

Bedroom 4 2.75 m X 3.05 m

Bedroom 5 2.72 m X 3.04 m

Second Kitchen 3.65 m X 2.24 m

Laundry room 0.86 m X 0.98 m

Living room 3.92 m X 4.46 m

Dining room 4.11 m X 3.67 m

Kitchen 3.68 m X 4.57 m

Mud room 2.01 m X 2.81 m

Primary Bedroom 3.98 m X 4.01 m

Bedroom 2 3.02 m X 3.16 m

Bedroom 3 2.67 m X 3.77 m

Bonus Room 4.65 m X 3.7 m

Laundry room 1.7 m X 0.9 m

Listing Presented By:



Originally Listed by:
MaxWell Progressive

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



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.