



Edmonton Alberta

\$549,900

Charm+character 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(1881sqft 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 2.73 m X 3.05 m

Bedroom 5 2.75 m X 3.09 m

Second Kitchen 1.78 m X 3.66 m

Laundry room 0.92 m X 1.01 m

Living room 3.94 m X 4.46 m

Dining room 4.11 m X 3.7 m

Kitchen 3.68 m X 3.95 m

Mud room 1.99 m X 2.12 m

Primary Bedroom 3.98 m X 4.02 m

Bedroom 2 3.01 m X 3.16 m

Bedroom 3 2.67 m X 3.77 m

Bonus Room 4.66 m X 3.71 m

Laundry room 1.7 m X 0.91 m

Listing Presented By:



Originally Listed by:
MaxWell Progressive

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



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