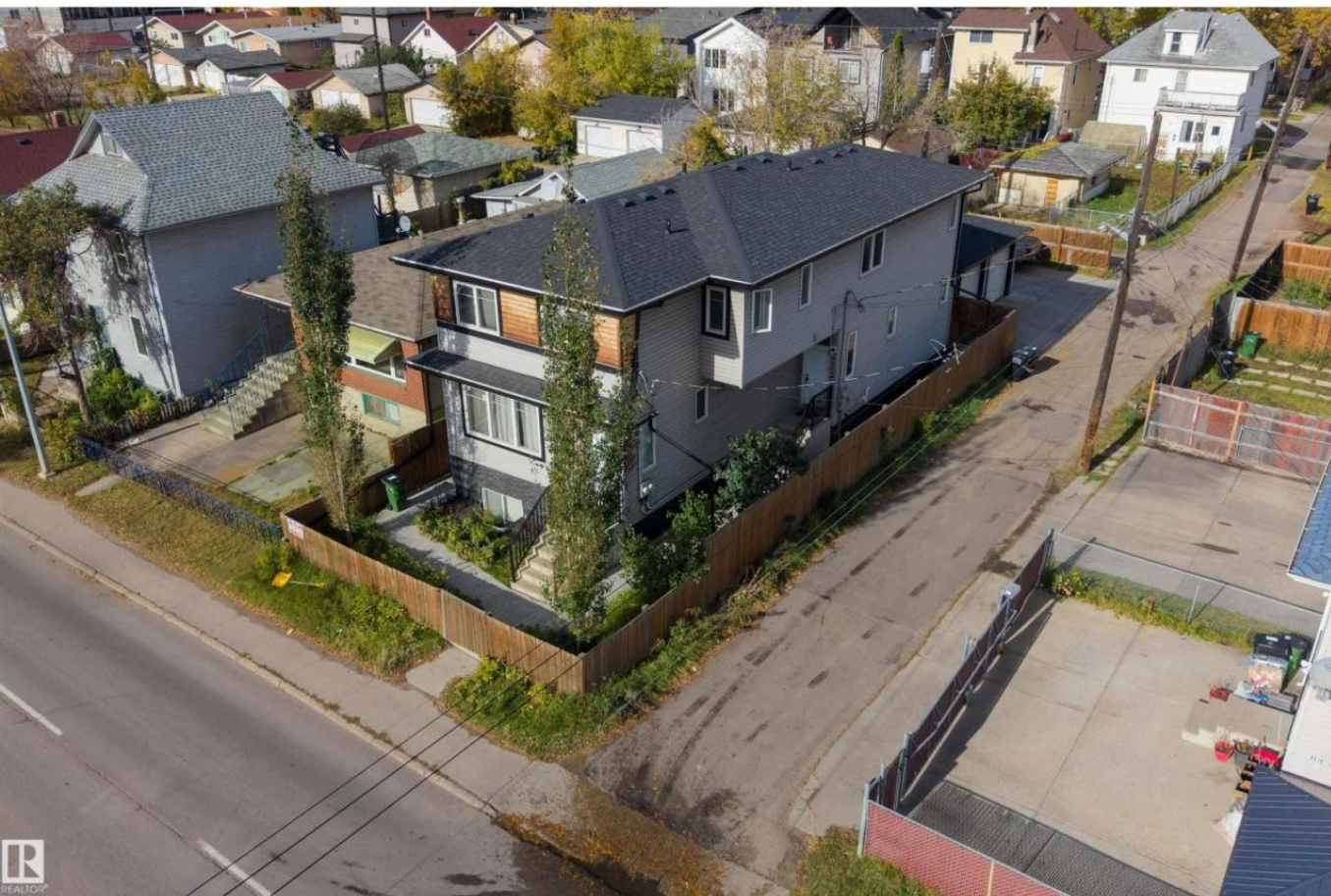




Edmonton Alberta

\$340,000

MODERN, NEWER-BUILT & LEGALLY SUITED! This CONDOMINIUMIZED HALF DUPLEX offers approximately 1,202 SQ FT ABOVE GRADE plus a fully developed basement with a LEGAL SECONDARY SUITE! The bright main floor features a spacious living room, dining area, functional kitchen, convenient mudroom & 2PC BATH. Upstairs offers 3 BEDROOMS, including a primary retreat with WALK-IN CLOSET & PRIVATE 3PC ENSUITE, plus a 4PC BATH and UPSTAIRS LAUNDRY. The LEGAL BASEMENT SUITE features its own KITCHEN, generous REC ROOM, BONUS ROOM, 4PC BATH & LAUNDRY, providing flexible living arrangements and RENTAL INCOME POTENTIAL. Ideally located in CENTRAL EDMONTON with convenient access to DOWNTOWN, NAIT, public transit, shopping, schools & everyday amenities. An excellent opportunity for homeowners and investors seeking MODERN LIVING with the added benefits of a LEGAL SUITE! Virtual staging used. (id:6769)

Bedroom 4 3.4 m X 3.84 m
Second Kitchen 2.25 m X 2.97 m
Recreation room 3.63 m X 3.34 m
Utility room 2.16 m X 2.08 m
Living room 4.38 m X 3.56 m

Dining room 1.98 m X 4.12 m
Kitchen 1.98 m X 4.6 m
Primary Bedroom 3.22 m X 3.49 m
Bedroom 2 3.35 m X 2.8 m
Bedroom 3 3.21 m X 2.41 m

Listing Presented By:



Originally Listed by:
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