



## Edmonton Alberta

\$559,000

TWO SIDE BY SIDE DUPLEXES AVAILABLE FOR QUICK POSSESSION!! The brand-new DUPLEX, located in the desirable community of ORCHARDS, offers modern living with exceptional functionality. The home features a LEGAL BASEMENT SUITE with a SEPARATE SIDE ENTRANCE, providing a one-bedroom suite with its own SECOND KITCHEN, LAUNDRY and WASHROOM—perfect for rental income or multi-generational living. The main floor includes a DEN AND A FULL WASHROOM, with an OPEN-TO BELOW design that enhances the sense of space. Upstairs has three well-sized bedrooms and two full bathrooms. high quality APPLIANCES and a DECK are included, adding to the home's convenience. With easy access to local amenities, this home offers both comfort and practicality in a thriving neighborhood. (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room 3.98 m X 5.44 m

Dining room 2.46 m X 2.35 m

Kitchen 2.46 m X 3.72 m

Den 2.41 m X 2.73 m

Primary Bedroom 3.41 m X 4.15 m

Bedroom 2 2.68 m X 3.87 m

Bedroom 3 2.71 m X 3.14 m

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
homes4u@corinneoneil.com