



## 12012 83 Street Edmonton AB

\$299,900

IDEAL FOR FIRST TIME BUYERS OR INVESTORS. VERY UNIQUE & PRACTICAL DESIGN WITH BOTH LOWER LEVELS OFFERING BRIGHT SPACIOUS LIVING. WELL MAINTAINED PROPERTY WITH SEPARATE BASEMENT ENTRY. FEATURES 2 FURNACES, SECOND KITCHEN, 2 FRIDGES, 2 STOVES, 2 HOOD FANS, 2 WASHERS, 2 DRYERS. Pictures taken prior to tenant occupancy. RMS MEASURES WITH 144.3 M2 for the 3 levels ABOVE GROUND LEVEL, 100.7 M2 FOR THE TOP 2 LEVELS. City shows size as 100.04 M2 (Property originally measured as a bilevel) GOOD LOCATION CLOSE TO SCHOOLS, TRANSPORTATION AND SHOPPING. R60 attic 2020, Hot Water tank 2022. THE UNIQUE DESIGN OFFERS BRIGHT LOWER LEVELS - LARGE WINDOWS WITH THE THIRD LEVEL WALKOUT TO A WEST FACING PATIO. ABSOLUTELY IDEAL AS INLAW SUITE. 12014 on Separate title to be available. KEYBOX ON RAILING - ALONG SOUTH SIDE OF PROPERTY BY SIDE DOORS

Listing Presented By:



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