



## Edmonton Alberta

\$284,900

Welcome to this cozy 3-bedroom half duplex condo nestled in the quiet and friendly Kirkness Community. This charming home features an open concept layout with a warm corner gas fireplace, perfect for relaxing evenings. The kitchen boasts brand new appliances (2023), while the bathroom was beautifully renovated in 2021. Enjoy comfort underfoot with new carpet and stylish vinyl plank flooring (2022). The finished basement adds extra living space, and the single attached garage with a double parking pad offers great convenience. This property is an excellent investment opportunity, currently rented to wonderful long-term tenants of over 7 years, paying \$1,850/month, with a lease in place until March 2026. A must-see for homeowners and investors alike! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
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