



Edmonton Alberta

\$549,000

FULL DUPLEX on a 695 sq.m. CORNER LOT with Medium Scale RMh16 zoning. IMMEDIATE POSSESSION and priced to sell! Lots to offer as an infill lot or rental property. Features 7 bedrooms, 4 bathrooms, 3 kitchens, SEPARATE ENTRANCES and 2 shared laundry/utility rooms. Updated flooring, paint, fixtures, bathrooms, plumbing and main-floor vinyl windows. Exterior in great shape and freshly painted. Beautiful curb appeal with nice concrete sidewalks, mature landscaping, healthy grass and flower gardens. Fully fenced yards on both sides. A double detached garage and parking pad. Central Edmonton location with easy access to transit, major routes and only a 9 minute drive to downtown. Close to NAIT, Rogers Place and Commonwealth Stadium. Future development potential, subject to municipal approval. (id:6769)

Bedroom 3 2.57 m x Measurements not available	Dining room 3.34 m x Measurements not available
Second Kitchen 5.71 m x Measurements not available	Kitchen 3.34 m x Measurements not available
Recreation room 6.66 m x Measurements not available	Primary Bedroom 3.63 m x Measurements not available
Additional bedroom 5.62 m x Measurements not available	Bedroom 2 3.61 m x Measurements not available
Bedroom 3.6 m x Measurements not available	Bedroom 5 3.64 m x Measurements not available
Living room 4.75 m x Measurements not available	Bedroom 6 3.6 m x Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<https://www.brucesells.ca/>



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