



Edmonton Alberta

\$575,000

LOCATION, LOCATION, LOCATION!! RARE opportunity for a Beautifully upgraded RIVERFRONT 1/2 Duplex with FULL LEGAL BASEMENT SUITE! Boardwalk sidewalks in front along your personal riverfront walkway. Watch the River Queen sail by your front yard from your living room window or front patio! 3 bedrooms up, 2 bedrooms down, 2 newer kitchens, newer appliances, vinyl plank, laminate, ceramic tile, 4 pc up, 2pc ensuite with laundry in walk thru closet, 3pc down, 2nd laundry, 2 wood burning fireplaces, Large windows fill the suite with light so it doesn't feel like a basement. The backyard is HUGE & has an oversized (28x21) double garage and private west facing deck. Other features include newer appliances (main), new vinyl windows (main), painted exterior (2014), freshly painted interior, newer high efficiency furnace, upgraded insulation (2012), New Shingles (2024), Garage Opener (2022), Hot Water Tank & Humidifier (2022) (id:6769)

Bedroom 4 4.14 m X 2.46 m

Bedroom 5 3.3 m X 2.8 m

Second Kitchen 3.85 m X 2.45 m

Breakfast 2.75 m X 2.3 m

Living room 5.6 m X 3.85 m

Dining room 2.75 m X 2.31 m

Kitchen 3.85 m X 2.45 m

Primary Bedroom 3.85 m X 3 m

Bedroom 2 2.92 m X 2.62 m

Bedroom 3 3.65 m X 2.75 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.gregsteele.ca/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.