



## Edmonton Alberta

\$1,120,000

Amazing opportunity to own a full duplex with legal basement suites on both sides. There are 8 bedrooms and 6 full bathrooms and two half bathrooms total in the building. Located in a great west-central Edmonton location, close to amenities, public transit and with very easy access to downtown Edmonton as well as being 10 minutes away from West Edmonton Mall make this a great investment opportunity. The property features an open main floor plan in both units as well as 3 bedrooms and 2.5 bathrooms on each side. Both legal basement units have 1 bedroom and 1 bathroom. Given the city of Edmonton zoning, possibility exists of adding a fifth unit as a garage suite. High end finishings are noticeable throughout the building with great attention to detail. Main floor is highlighted by a bright living room area that connects to the dining area and a modern kitchen featuring white cabinetry. Property comes equipped with full appliances. (id:6769)

Bedroom 4 2.99 m X 3.36 m

Second Kitchen 3.59 m X 2.95 m

Living room 3.14 m X 3.29 m

Dining room 2.68 m X 3.29 m

Kitchen 3.29 m X 4.04 m

Primary Bedroom 3.33 m X 3.37 m

Bedroom 2 3.04 m X 2.95 m

Bedroom 3 2.97 m X 3.05 m

Listing Presented By:



Originally Listed by:  
Real Broker

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)