



# Edmonton Alberta

\$1,698,000

Newly built side by side, 2 story duplex with 2 legal basement suites, and 2 garage suites, grand total of 6 legal units(14 bedroom & 10 bath) in Spruce Avenue. Walking distance to NAIT, Glenrose Hospital & Royal Alexandra Hospital and very close to downtown. This property features 5812 sqft of total living area with 1,612 sqft on each duplex unit, main floor bedroom, full bath, kitchen, living room with cozy electric fireplace. Upper floor includes 3 bedrooms and 2 bathrooms. Basement suites are 2 bedroom, 1 bath with kitchen and living area includes separate laundry. Garage suites are one bed and one bath, kitchen, living area and separate laundry. All (6 sets) of appliances are included! There is perfect size unit for everyone, great rental investment opportunity! (id:6769)

Additional bedroom Measurements not available  
 Bedroom Measurements not available  
 Primary Bedroom Measurements not available  
 Bedroom 2 Measurements not available

Bedroom 3 Measurements not available  
 Bedroom 4 Measurements not available  
 Bedroom 5 Measurements not available  
 Bedroom 6 Measurements not available

Listing Presented By:



Originally Listed by:  
 Century 21 All Stars Realty Ltd

**RE/MAX ELITE**

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