



## 11312 32 Street Edmonton AB

\$229,900

NO condo fee, best priced fabulous half duplex with nearly 1,800 living spaces! Great starter home or investment property - or rent it with Airbnb for higher cash flow. Main floor you'll find open concept layout living room with bright windows/fresh painting & gorgeous laminate floorings through out. Spacious kitchen has newer kitchen counter/cabinets/modern backsplash tiles adjacent to dining area. 3 sizable bedrooms & a full 4-piece bathroom. SEPARATE SIDE DOOR ENTRANCE to fully finished basement c/w an oversized family room/computer rm (can be converted it to 4th bedroom) and another full 4-piece bath/laundry & storage area. Fully landscaped & fenced back yard w Apple tree/patio area & back lane to single detached garage. Best of all, this home has many upgrades: Brand new painting, shingles (2010), laminate floorings/windows/furnace/hot water tank (2016), kitchen/main bath/fence (2020). Carpet free home! Steps to Rundle Park/bus routes/schools/shopping c & all amenities! Quick poss avail! Shows 10/10!



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