



## Edmonton Alberta

\$425,900

Welcome to this UNIQUE find! This 2-storey FULLY FURNISHED half duplex hosts 3 UNITS TOTAL! 2 FULL kitchens & 1 kitchenette with furnishings available upon negotiation! Main floor hosts a LIVING AREA that flows seamlessly to the 1st KITCHEN which has AMPLE, CLASSIC CABINETRY, STAINLESS STEEL APPLIANCES, & TRENDY BACKSPLASH! PRIMARY BDRM has a BEAUTIFUL WALK-IN CLOSET & 4PC ENSUITE, there's a 2nd BDRM, 3PC BATH, & STACKABLE LAUNDRY completing the main floor! Upstairs hosts the KITCHENETTE, DINING & FAMILY ROOMS, ANOTHER PRIMARY w/WALK-IN-CLOSET & 4PC ENSUITE, & LAUNDRY! Make your way to the BASEMENT to find the IN-LAW SUITE which hosts a DINING AREA, KITCHEN, REC RM, UTILITY RM, 2 BDRMS, STORAGE SPACE, & a 4PC BATH! Location is GREAT as you're close to all amenities, Commonwealth Stadium, Royal Alex & Glenrose Hospital, NAIT, Kingsway Mall, City Center Airport, & MORE! You're also minutes from City Center, Chinatown & Little Italy! Don't miss your chance to view this distinctive GEM! (id:6769)

Bedroom 5 3.81 m X 2.64 m

Bedroom 6 3.01 m X 3.13 m

Second Kitchen 2.54 m X 2.72 m

Recreation room 2.69 m X 2.8 m

Utility room 2.2 m X 2.27 m

Living room 3.95 m X 2.49 m

Kitchen 3.95 m X 3.31 m

Primary Bedroom 3.64 m X 3.05 m

Bedroom 2 2.39 m X 3.04 m

Dining room 3.4 m X 1.82 m

Bedroom 3 3.66 m X 4.5 m

Bedroom 4 2.99 m X 3.09 m

Second Kitchen 2.98 m X 1.61 m

Listing Presented By:



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