



Edmonton Alberta

\$649,900

Exceptional investment opportunity! Welcome to 11544 & 11546 136 St NW, a full duplex on one title in a fantastic location with a 130 X 68 Lot. Each bright and inviting unit offers 3 spacious bedrooms, 1 bathroom, and a shared detached garage. Sunlight pours into the main living areas, highlighting the seamless flow between the kitchen, dining area, and living room—perfect for everyday living and entertaining. Both kitchens feature stainless steel appliances and ample cupboard space. The full, unfinished basements with separate entrances offer incredible potential for suite development or additional living space. Nestled in a desirable neighbourhood, this property is within walking distance of Woodcroft School, Ross Sheppard School, Telus World of Science, Woodcroft Library, and a variety of restaurants and shopping. Don't miss this rare opportunity—whether you're an investor or looking for a multi-family living solution!! ROOF(2018) BOILER(2021) (id:6769)

Living room 4.24 m X 4.24 m

Dining room 2.35 m X 4.04 m

Kitchen 2.85 m X 2.59 m

Primary Bedroom 4.42 m X 2.72 m

Bedroom 2 3.29 m X 2.44 m

Bedroom 3 3.29 m X 2.59 m

Bedroom 4 4.42 m X 2.72 m

Second Kitchen 2.92 m X 2.61 m

Other 2.33 m X 4.06 m

Bedroom 5 3.29 m X 2.44 m

Bedroom 6 3.29 m X 2.59 m

Listing Presented By:



Originally Listed by:
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