



## Edmonton Alberta

\$478,000

Welcome to 11625 88 Street NW! This spacious 1,150 sq. ft. duplex bungalow offers an excellent opportunity for homeowners, multi-generational families or investors. The main floor features 3 bedrooms and 2 full bathrooms, highlighted with a brand new kitchen that includes new quartz countertops and new cabinetry throughout. Downstairs, the LEGAL BASEMENT SUITE offers an additional 3 bedrooms and full bathroom, providing excellent income potential. Recent improvements include new flooring, hot water tank and a new partition fence in the backyard. Two furnaces provide separate heating for added comfort and functionality. Outside, enjoy an extra long lot with a large backyard, double detached garage and full length driveway providing plenty of parking. A versatile property offering 6 total bedrooms, 3 full bathrooms, substantial renovations and legal suite flexibility. Seller willing to sell other half duplex (11623) together for a total of 4 legal units for an Interested Investor! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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