



Edmonton Alberta

\$613,800

Perfect for large family or investor! Side-by-side 2 storey Duplex! Each side features 1695 sqft/5 bedrooms/3 bathrooms/kitchen/living room/family room/bonus room & unit 12249 has 2 kitchens. Both duplexes feature large & bright living rm w Bay window/fireplace/hardwood flooring/kitchen w upgraded cabinets. Gorgeous staircase to upper level offers 3 large bedrooms/a loft & a full bathroom. Master bedroom w large closet/en-suite/patio door walk out to a large balcony. Laminate floorings throughout all bedrooms. Great potential to convert it to a fourplex as both sides have SEPARATE ENTRANCE to Fully finished basement c/w one bedroom/4pc bathroom/family rm/laundry & utility rm. Unit 12249 kitchen & bathroom have quartz counter. Back lane to a double garage & large fenced back yard. Easy access to schools/NAIT/Downtown/Kingsway mall/Yellowhead Trail & all amenities. NEW SHINGLES (YR 2021). Quick poss avail. Live in one side & rent the other side or rent out both sides & get excellent cash flow! Don't miss! (id:6769)

Living room 5.64 m X 3.94 m

Dining room 3.13 m X 2.66 m

Kitchen 3.17 m X 3.02 m

Bedroom 4 2.96 m X 2.78 m

Bedroom 2.96 m X 2.75 m

Second Kitchen 3.12 m X 3.01 m

Family room 3.93 m X 2.45 m

Primary Bedroom 4.77 m X 3.58 m

Bedroom 2 3.74 m X 2.85 m

Bedroom 3 3.73 m X 2.86 m

Bonus Room 3.91 m X 2.46 m

Bedroom 5 5.03 m X 3.58 m

Bedroom 6 3.73 m X 2.86 m

Additional bedroom 3.73 m X 2.85 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.wendylam.ca/>

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