



## 12417 82 Street Edmonton AB

\$339,900

Don't pass up this amazing opportunity! Are you an investor or a buyer looking for monthly revenue to help pay down your mortgage? This 1,365 SqFt Single Family, Raised Bungalow Up/Down Duplex (Total 2,641 SFT) has 2 Separate Meters & Entrances, some RECENT RENOVATIONS & SIX Bedrooms (3 up/3 down) & a detached double garage. UPGRADES incl: Newer vinyl windows; shingles & Brand New (2021) Plank Flooring; Baseboards; Trim; Paint - to name a few. The upper floor has a spacious living room & a functional kitchen w. plenty of cabinets. The 3 large Bedrooms; oversized 4 piece bathroom complete this floor. The lower level is bright with many windows; a huge living room & kitchen as well as 3 large Bedrooms; another 4 piece bathroom & not to mention storage.. The large backyard has a deck & plenty of room to bring any entertaining outside from inside! And so much parking! Conveniently located close to everything you need such as public transportation; shopping; restaurants; schools; downtown & Yellowhead.



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