



Edmonton Alberta

\$310,000

Investor Alert - Half Duplex with Basement Suite Potential! This half duplex with 2000 sq ft of living space offers a prime central location with quick access to the Yellowhead Freeway and just minutes from NAIT, Kingsway Mall and Royal Alexandra Hospital, perfect for investors or buyers seeking a versatile property. The main floor features 2 bedrooms, a full bath, and a bright, functional living space. The finished basement (ceiling not completed) includes a separate side entrance, a third bedroom, full bath, and ample space for a future basement suite. Back room on main floor could serve as an additional laundry room, office, or 4th bedroom. Enjoy year-round comfort with central A/C, and envision the possibilities with room to add a detached garage. The mature, landscaped yard offers privacy, while the insulated large shed doubles as a workshop--ideal for hobbies or extra storage. (id:6769)

Family room 3.61m x 3.74m

Bedroom 3 5.62m x 2.65m

Living room 4.69m x 4.74m

Dining room 2.54m x 2.31m

Kitchen 3.3m x 2.44m

Primary Bedroom 3.18m x 3.69m

Bedroom 2 3.18m x 2.81m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca