

# Edmonton Alberta

$327,000

LEGAL BASEMENT SUITE & EXCEPTIONAL FLEXIBILITY! This well-designed HALF DUPLEX offers TWO SELF-CONTAINED LIVING SPACES, ideal for MULTIGENERATIONAL LIVING or RENTAL INCOME POTENTIAL! The bright main floor features a spacious living room, functional kitchen with pantry, dining area, convenient laundry & 2 BEDROOMS, including an OVERSIZED PRIMARY RETREAT with direct access to a PRIVATE REAR DECK--perfect for relaxing or enjoying your morning coffee! A full 4PC BATH completes the main level. The LEGAL BASEMENT SUITE offers its own kitchen, living & dining areas, 2 BEDROOMS, 4PC BATH, laundry & additional storage, providing comfortable, independent living. With 4 BEDROOMS, 2 FULL BATHS & SEPARATE LAUNDRY AREAS, this property offers excellent versatility for homeowners and investors alike. Conveniently located in an established NORTH EDMONTON neighbourhood near schools, parks, shopping, transit & everyday amenities. LIVE IN ONE, RENT THE OTHER! (id:6769)

Bedroom 3 4.15 m X 3.04 m
Bedroom 4 4.01 m X 2.47 m
Second Kitchen 3.73 m X 1.59 m
Breakfast 2.55 m X 2.72 m
Utility room 2.26 m X 1.47 m
Storage 1.07 m X 2.34 m

Living room 4.73 m X 4.64 m
Dining room 2.41 m X 2.51 m
Kitchen 2.41 m X 3.32 m
Primary Bedroom 3.67 m X 5.82 m
Bedroom 2 2.76 m X 3.16 m

Listing Presented By:

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8104 160 Ave NW, Edmonton, AB, T5Z 3J8

Phone: 780-406-4000
Fax:
broker@eliterealestate.ca

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