



## Edmonton Alberta

\$399,900

Excellent opportunity for investment property. This great up/down duplex bungalow 1,236 sqft has 3+2 bedrooms and is fantastic for investors or family that want to live on the main floor and rent out the basement to help out with mortgage costs. The property has 2 separate meters. The main floor contains a kitchen, living room, dining room, 3 bedrooms and 4 piece bathroom. Basement contains laundry room washer & Dryer. The basement has separate entrance and living area offer living room, kitchen, 2 bedrooms and 4 piece bathroom. Good size yard with large double garage and access to back lane. The property does require some work. Central location close to 82st and 97street and yellowhead trail. Close to public transportation and schools and 10-15 mins to downtown , nait etc. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room 5.6 m X 3.58 m

Dining room 3 m X 2.7 m

Kitchen 2.89 m X 2.69 m

Primary Bedroom 3.79 m X 3.29 m

Bedroom 2 3.42 m X 3.19 m

Bedroom 3 3.41 m X 2.76 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

**RE/MAX ELITE**

**RE/MAX Elite**

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