



## Edmonton Alberta

\$499,900

TWO legal units on 1 title. This front/back duplex in Killarney totals 2,400 Sq Ft. Each unit is 1,200 Sq Ft and features 3 bedrooms, 1.5 baths, a partially finished basement, private yard space, and half of a double detached garage. Recent upgrades include a newer roof, furnace, hot water tank, some new windows, updated bathrooms & kitchens with stylish tilework. Sitting on a large 50x130 ft lot, the property is within walking distance to schools from K-12 and offers quick access to downtown, NAIT, and the Royal Alexandra Hospital. Great for an investment property with turn-key cashflow or for buyers looking to live in one side and rent out the other as a mortgage helper. (id:6769)

Living room 3.89 m X 4.04 m

Dining room 4.59 m X 2.22 m

Kitchen 2.8 m X 3.82 m

Second Kitchen 2.81 m X 5.83 m

Primary Bedroom 4.12 m X 3.34 m

Bedroom 2 3.04 m X 3.5 m

Bedroom 3 3.35 m X 3.06 m

Bedroom 4 4.12 m X 3.33 m

Bedroom 5 3.02 m X 3.47 m

Bedroom 6 3.34 m X 3.05 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://rivervalleyrealty.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)