



## Edmonton Alberta

\$449,900

PRIME INVESTMENT OPPORTUNITY! This solid up-down duplex sits on a MASSIVE lot in the established neighborhood of Lauderdale. The basement has a SEPARATE FRONT AND BACK ENTRANCE! Nicely upgraded throughout with new window coverings, laminate flooring and the windows and furnace have also been replaced. The main floor has a bright modern kitchen with new countertops, a spacious living room with a feature stone wall and large picture window. There are 3 generous bedrooms with ample closet space and an updated family bathroom with new contemporary fixtures and fittings. The completely separate BASEMENT SUITE has a large kitchen, 2 bedrooms, full bathroom, laundry and plenty of storage space. The huge, fenced yard has a double detached garage with plenty of parking. Ideally located just 10 minutes from downtown, close to Grand Trunk Leisure Centre and steps away from the off-leash dog park - a great addition to your portfolio! (id:6769)

Bedroom 4 4.25 m X 2.65 m

Bedroom 5 3.56 m X 3.24 m

Second Kitchen 3.54 m X 2.92 m

Laundry room 2.81 m X 5 m

Breakfast 3.54 m X 1.75 m

Living room 4.74 m X 4.78 m

Dining room 3.25 m X 2.83 m

Kitchen 3.25 m X 2.71 m

Primary Bedroom 3.68 m X 3.11 m

Bedroom 2 3.68 m X 2.76 m

Bedroom 3 3.25 m X 3.13 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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