



13210 13212 101 Street Edmonton AB

\$350,000

UP AND DOWN DUPLEX... Perfect for the first time home buyer looking for help paying the mortgage and value investors alike... Seize the chance to own a rare gem--an up-and-down duplex nestled on a spacious 50'x150' lot with large garden plot and numerous fruit trees. This property offers 1300 square feet on the upper level and 1233 square feet on the lower level, providing generous living space. With 3 bedrooms upstairs and 2 bedrooms downstairs, it accommodates various living arrangements. Recent upgrades include: newer furnaces, premium shingles on house & garage and renovated main floor bathroom. Add a few cosmetic upgrades to unlock the value in this property! A double garage and storage shed will cater to parking needs and storage requirements. Each unit features a separate entrance and address, guaranteeing privacy and adaptability. Don't overlook this remarkable property, promising both investment potential and comfortable living, all on a large lot close to all amenities!

Listing Presented By:



Originally Listed by:
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