



## Edmonton Alberta

\$399,000

Welcome to this FULLY RENOVATED half duplex with a finished LEGAL basement suite and SIDE entry in desirable ROSSLYN! The main floor boasts brand-new hardwood flooring, stylish fixtures, a spacious living/dining area, and a modern kitchen with granite countertops and new appliances. You'll also find 3 large bedrooms, a 4pc bath, and main floor laundry. The legal basement suite has a private entrance, 2 bedrooms, a full kitchen with cabinets, a large living/dining area, a space for laundry and a 4pc bath. Enjoy a private fenced yard and a double detached garage. Conveniently located near schools, parks, shopping, and transit. Ideal for families or investors—live up and rent down! Don't miss this opportunity! (id:6769)

Bedroom 4 3.34 m X 3.4 m

Bedroom 5 3.26 m X 5.4 m

Recreation room 4.36 m X 5.53 m

Utility room 3.3 m X 2.14 m

Living room 4.5 m X 5.68 m

Dining room 3.01 m X 2.12 m

Kitchen 2.47 m X 2.45 m

Primary Bedroom 3.68 m X 2.88 m

Bedroom 2 2.44 m X 4.06 m

Bedroom 3 3.09 m X 2.61 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

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