



## Edmonton Alberta

\$574,900

Amazing opportunity for first-time buyers or savvy investors! This quality-built half duplex by Art Homes offers a smart, functional layout with income potential. The main floor boasts a rare full bedroom and bathroom, ideal for guests, in-laws, or a convenient home office. The bright open concept living area is filled with natural light thanks to plenty of big windows, creating an inviting space to relax and entertain. A detached double garage provides secure parking and extra storage. Downstairs, the fully legal basement suite is a fantastic mortgage helper or reliable rental income stream, helping make homeownership more affordable and building equity faster. Perfectly located close to schools, shopping, parks, transit, and all daily amenities. Plus, if you qualify, you can take advantage of the GST New Home Rebate and save even more. Live in one suite and rent the other -- a smart move for your future! (id:6769)

Second Kitchen Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
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