



## Edmonton Alberta

\$469,700

DON'T MISS THIS HOME AS AN OPPORTUNITY Knocks Only Once! Own a Stunning Duplex with POTENTIAL for developing 2 RENTAL UNITS, perfect for INVESTORS/First-Time Home Buyers. With an approved RSF Zoning, build a GARDEN SUITE & a BASEMENT SUITE to offset your mortgage payments while being a PROUD homeowner! WELCOME to an IMMACULATELY KEPT HOME AT 2320-68 Street SW, in the most SOUGHT AFTER PRIVATE & EXCLUSIVE 32-ACRE SUMMERSIDE BEACH ACCESS COMMUNITY. LET YOUR KIDS & FAMILY ENJOY Swimming, Kayaking, BOATING (Non-Electric), & a BEACH CLUB w/A Playground. This 1,782 sq. ft. (PROF. MEASRD) home feature Spacious 3 Bedrooms, 2.5 bathrooms, a LARGE BONUS ROOM w/ a Single Attached Garage. The DESIGNER-LANDSCAPED backyard with Deck, FIRE-PIT & Fenced yard is perfect for outdoor living. Close to TOP Rated SCHOOLS, TRANSIT, RESTAURANTS, GROCERY STORES & the AIRPORT, this home offers LUXURY living with an ENVIABLE LIFESTYLE, all for just \$479,700. Dont miss out! (id:6769)

Living room 17.1 m X 10.11 m  
Dining room 10.1 m X 7.8 m  
Kitchen 12.1 m X 11.6 m  
Other 10.11 m X 7.8 m  
Primary Bedroom 18.9 m X 15.4 m

Bedroom 2 13.1 m X 9.3 m  
Bedroom 3 14.1 m X 11.2 m  
Bonus Room 17 m X 13.9 m  
Laundry room 6.9 m X 5 m  
Other 9.9 m X 5.2 m

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

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