



## 297431 106 Street Edmonton Alberta

\$999,900

ATTENTION Investors & First-time home buyers! Welcome to this Exceptional / Rare full duplex boasting total of 9 bedrooms 6 full and 2 half bathrooms with 5 rear car parking pads offering a perfect blend of modern design and convenient living. Great potential for this 2016 yr built side by side duplex, providing an option to LIVE on one side and RENT the other to help with monthly mortgage, purchase both units and live side by side with your Friends / Family members or RENT both sides of the duplex for your perfect investment property. This endless potential duplex is located in the desirable neighbourhood of Queen Alexandra, under 10mins drive / transit to U of A, multiple schools and parks, grocery shopping, golf course and amenities. As you step into each side, you'll be greeted by the open and airy main floor featuring an open concept living space. The well-appointed kitchens with modern appliances and ample counter space, including a large island, make meal preparation a joy, while the adjoining living and dining areas provide the perfect setting for entertaining friends and family. Upstairs, each unit hosts three generously sized bedrooms and 2 full bathrooms. The primary bedrooms come complete with ensuite bathrooms and walk-in closets. Both sides of the duplex come with finished basement with UNIT 4729 offering SEPERATE entrance and 2 additional bedrooms in the basement! Located just under 15mins to core downtown! Don't miss the opportunity to own this LOW MAINTAINCE, Well-maintained full duplex. Call your agent to schedule a showing today and make this property your new home or investment opportunity before it gets sold! (id:6769)

3pc Bathroom Measurements not available

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Primary Bedroom 3.80 M x 3.80 M

Bedroom 2.73 M x 3.03 M

Bedroom 2.95 M x 3.14 M

Primary Bedroom 3.81 M x 3.65 M

Bedroom 2.95 M x 2.87 M

3pc Bathroom Measurements not available

Recreational, Games room 2.82 M x 4.43 M

Bedroom 2.70 M x 2.94 M

Bedroom 3.10 M x 3.82 M

Bedroom 3.12 M x 3.75 M

3pc Bathroom Measurements not available

Living room 3.59 M x 4.16 M

Kitchen 4.13 M x 3.78 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
First Place Realty

<http://www.tenzinrealestate.ca/>

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Bedroom 2.73 M x 3.01 M

Dining room 3.95 M x 2.06 M

3pc Bathroom Measurements not available