



Edmonton Alberta

\$339,900

JUST \$339,900 | NO CONDO FEES | FREEHOLD PROPERTY ! Opportunity knocks in Minchau! This well-maintained freehold duplex offers 4 bedrooms, 2 bathrooms, 2 kitchens and a BIG LOT—an ideal combination for families, first-time buyers or investors looking for flexibility and rental potential, all with NO CONDO FEES. The functional layout offers excellent versatility, whether you're looking for a comfortable family home, space for extended family, or an investment with income potential. Move-in ready with plenty of room to make it your own. Numerous updates add peace of mind, including roof (2018), main-floor laminate flooring & bathroom renovations (2019), landscaping (2021), bay window & main-floor paint (2022), fence (2023), and hot water tank (2025). Located close to Grey Nuns Hospital, LRT, MillWoods Gurdwara, Schools, Parks, ETS Bus Service and MillCreek Ravine, Walking trails and everyday Amenities nearby. Affordable, versatile and ideally located--this is one you'll want to see before it's gone. (id:6769)

Living room 4.17 m X 5.12 m

Dining room 3.68 m X 2.57 m

Kitchen 2.61 m X 2.76 m

Primary Bedroom 3.27 m X 4.55 m

Bedroom 2 3.02 m X 3.57 m

Bedroom 3 2.56 m X 3.11 m

Bedroom 4 2.73 m X 3.72 m

Recreation room 3.8 m X 6.41 m

Utility room 2.73 m X 3.39 m

Second Kitchen 2.73 m X 2.32 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

<https://www.maxwellrealty.ca/agent/gurdeep-sohi/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.