



# Edmonton Alberta

\$399,900

Freehold half duplex with two full kitchens in desirable Empire Park, just a short walk to Southgate Mall and the LRT, with quick access to Downtown, the University of Alberta, and Whitemud Drive. The main and upper levels feature 4 bedrooms, 2 full bathrooms, and a newly renovated kitchen with soft-close cabinets, new countertops, and a modern sink. Recent upgrades include new shingles (2024), mostly new windows, new flooring throughout, and energy-efficient LED lighting. The basement offers 2-bedrooms with a separate entrance, full kitchen, and 3-piece bath, providing excellent revenue potential. A detached oversized double garage and fenced yard complete this ideal home. (id:6769)

Bedroom 5 3.71 m X 2.93 m

Bedroom 6 3.69 m X 2.95 m

Second Kitchen Measurements not available

Living room 5.91 m X 3.91 m

Dining room 3.93 m X 2.61 m

Kitchen 3.95 m X 2.78 m

Primary Bedroom 3.59 m X 3.21 m

Bedroom 2 3.02 m X 2.46 m

Bedroom 3 3.02 m X 2.81 m

Bedroom 4 3.26 m X 2.57 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)