



## Edmonton Alberta

\$185,000

Bright and updated half duplex in Lee Ridge Terrace, just steps from the Valley Line (Grey Nuns) LRT and minutes to Whitemud, Henday, and Millwoods amenities. Features include vaulted ceilings with exposed beams, a cozy wood-burning fireplace, vinyl flooring, bathroom, New HWT and a private deck with BBQ gas line facing green space. Lower-level bedrooms offer added privacy, plus in-suite laundry and energized parking. Very easy to rent, with rental income of \$1,600 to \$2,000 per month. Move-in ready and priced to sell! (id:6769)

Primary Bedroom 10' x 13.5'

Bedroom 2 10' x 8'

Utility room 11.3' x 12.1'

Living room 10.9' x 18.4'

Dining room 9.1' x 7.9'

Kitchen 9.1' x 6'

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca