



## Edmonton Alberta

\$658,900

INVESTORS UNIQUE Up/Down Duplex One Title. Large Pie Lot! In a Cul-da-sac! A Must to See! Investment or live and rent out 2nd unit as mortgage helper. Start creating generational wealth, living and income for now and the future. Desirable neighbourhood of Creekwood Chappelle. upper unit is a bungalow style @ \$1,700/month - 1,213 SF +/- The Lower Unit has main floor living - bedrooms in the bsmt - Total both levels = 1659 SF +/- of living space @ \$1,850/month. Separate utilities and entrances each with a single front attached garage. Balcony and deck. High end finishings and appliances inclusive of granite countertops throughout. Fenced c/w sod. Gas F/P, laundry, for each unit. Separate metering. Walking distance to Donald R Getty K-9, numerous walking paths and playgrounds. Easy Access 41 Avenue SW, Hwy 2 and the Henday. Shopping, activities and daycares in proximity. HOA for subdivision paths, playgrounds all green spaces. Other homes available. 1659 SF Photos from another identical floor plan home/unit (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Great room Measurements not available

Breakfast Measurements not available

Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
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