



Edmonton Alberta

\$554,900

Amazing investment opportunity with this 2-storey duplex with legal basement suite, situated on a quiet tree lined street. Offering a bright main floor living area with a cozy living room with fireplace, spacious eat-in kitchen with patio door to the back deck. Main floor den, laundry and full bathroom. Upstairs there are 3 bedrooms including the primary bedroom with walk-in closet and ensuite. The lower-level suite with separate entrance has a nice open living area with kitchen, dining and living room. Down the hall there is a bedroom, bathroom and laundry combined with storage room. Private fenced back yard and double garage. Very well-maintained property, perfectly located near shopping, schools and 2 blocks to the community park, easy access to public transportation and a short bike ride to the Mill Creek Ravine trails. Minutes to Downtown and the University of Alberta. (id:6769)

Family room 5.35 m X 3.2 m

Bedroom 4 2.61 m X 2.89 m

Second Kitchen 2.87 m X 5.42 m

Laundry room 3.68 m X 2.57 m

Utility room 1.68 m X 2.29 m

Living room 5.67 m X 4.4 m

Dining room 2.73 m X 4.37 m

Kitchen 2.94 m X 3.75 m

Den 2.82 m X 2.67 m

Primary Bedroom 5.65 m X 5.53 m

Bedroom 2 2.81 m X 5.01 m

Bedroom 3 2.7 m X 5.01 m

Listing Presented By:



Originally Listed by:
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