



Edmonton Alberta

\$549,900

Great Opportunity in a Prime Location! Backing onto 41 Ave SW with no rear neighbors, this spacious duplex offers the perfect blend of comfort and income potential. Built in 2020, it features a 1-bedroom LEGAL BASEMENT SUITE with SEPARATE ENTRANCE AND CENTRAL AC--ideal as a mortgage helper or investment! Just minutes from shopping plazas, schools, and all major amenities plus a short drive to the airport. Inside you'll find 4 bedrooms and 3.5 baths, including a bright open-concept main floor, vinyl plank flooring throughout, and a double attached garage. Upstairs boasts two generous bedrooms, a bonus room, and a large primary with walk-in closet and 4-pc ensuite. The basement suite has separate laundry, great room with second kitchen, full bath and 1 bedroom. Great layout, unbeatable value--don't miss out! (id:6769)

Bedroom 4 Measurements not available

Second Kitchen 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

Bonus Room Measurements not available

Listing Presented By:



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