



## Edmonton Alberta

\$709,900

This side-by-side 9 bedroom/4 bath duplex features legal upper & lower suites on a large corner lot. These bi-level homes each boast 3 bdrms on main level & 2 bdrms/1 bdrm+den below, w/4-pc bathroom up & 3-pc bath in basement. Each unit features an open-concept layout with generous sunken living rooms and bright kitchens. Raised main floors allow for oversized basement windows. Steps from schools, transit, shopping, and 10-minute drive to downtown! Multiple upgrades & improvements include: Roof re-build - new insulation, cross strapping, sheathing, and shingles. New black chain link fence w/privacy slats. 8505 Basement reno is now a 1 bed + den. New flooring, paint, fixtures, windows, doors, shower, fridge, stove. 8505 garage reno. with new man door, paint, garage door motor. 8505 Upstairs reno. with new flooring where required, paint where required, hood fan & general repairs. 8503 Basement - new dishwasher and stove. 8503 Upstairs - new stove. 4x Laundry. Furnaces x4/ducts have been cleaned & tuned up. (id:6769)

Bedroom 4 3.44 m X 2.76 m

Bedroom 5 3.88 m X 3.67 m

Second Kitchen 3.81 m X 3.1 m

Second Kitchen Measurements not available

Living room 8.57 m X 4.85 m

Dining room 3.82 m X 3.78 m

Kitchen 3.97 m X 3.66 m

Primary Bedroom 4.09 m X 3.56 m

Bedroom 2 2.89 m X 2.74 m

Bedroom 3 4.09 m X 2.89 m

Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
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