



## 8604/ 8606 66 Avenue Edmonton AB

\$739,900

Rare opportunity to own a fully renovated, side-by-side duplex bungalow, one block from Millcreek Ravine. Each side already has a separate side entrance and second kitchen in the basement. This property offers amazing options; 1) Rent both halves for an income producing investment, 2) live on one side and rent the other, 3) the possibility of future development. 8606 offers 989SQFT of luxury living, with hand scraped laminate flooring, a beautiful kitchen with plenty of storage & SS appliances. The Southwest facing window provides lots of light in the kitchen. 2BR & 4 piece bath up, 1BR down & 3 piece bath down. The large deck out the side door is a backyard oasis. 8604 offers 987 SQFT with rich Cherry cabinets, SS appliances. 3BR & 4 piece bath up, 1 BR & 4 Piece bath down with laundry downstairs. Out back there is an insulated double detached garage with a large pad for RV parking. The garage can be easily divisible for separate rental. Close to all amenities & LRT hub. Steps from walking trails.

Listing Presented By:



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