

Edmonton Alberta

$799,900

Exceptional investment opportunity in Bonnie Doon with this well-maintained full side-by-side duplex offering 8 bedrooms, 6 bathrooms and flexible living across both homes. Each side features a bright, spacious main floor with generous living and dining areas flowing into a large kitchen with abundant warm wood cabinetry. Upstairs, each residence offers 3 bedrooms, while the finished basements add a 4th bedroom, large family room, laundry and storage. Both sides enjoy their own private backyard with greenspace, patio and single detached garage. Whether you're looking to expand your investment portfolio, live in one side and rent the other, or hold a versatile property in a highly desirable central neighbourhood, this is a compelling opportunity. Steps from ravine trails and the River Valley, with easy access to local coffee shops, neighbourhood pubs, and effortless commutes Downtown and the U of A. (id:6769)

Family room 5.56 m X 3.95 m
Bedroom 4 3.29 m X 2.86 m
Laundry room 2.15 m X 2.62 m
Utility room 1.91 m X 1.91 m
Living room 5.84 m X 4.6 m

Dining room 3.2 m X 2.1 m
Kitchen 5.84 m X 3.66 m
Primary Bedroom 5.13 m X 3.72 m
Bedroom 2 2.74 m X 4.03 m
Bedroom 3 3 m X 2.94 m

Listing Presented By:

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RE/MAX Excellence

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