



## Edmonton Alberta

\$489,000

Discover an exceptional investment opportunity in the highly sought-after Killarney area with this side-by-side duplex. Perfectly positioned for convenience, they offer easy access to a range of amenities, including nearby bus stops, a shopping mall, and the major transportation artery of Yellowhead Trail, providing a swift commute to downtown and NAIT. Each unit boasts a desirable bi-level layout, featuring 3 bedrooms and 1.5 bathrooms, making them perfect for families. Further enhancing their appeal, both sides come with their own private backyard. An oversized double garage (23'5 x 27') in the rear offers ample parking and storage, solidifying these duplexes as a compelling prospect for both investors and family home buyers. Lot size is 50 x 139.9 altogether. Separately Titled. (id:6769)

Primary Bedroom 3.21 m X 3.9 m

Bedroom 2 3.21 m X 2.62 m

Bedroom 3 3.76 m X 2.77 m

Laundry room 2.57 m X 2.76 m

Living room 3.97 m X 5.07 m

Dining room 3.42 m X 3.08 m

Kitchen 2.61 m X 2.7 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://sunnysells.ca/>

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