



## Edmonton Alberta

\$437,500

Welcome to this CHARMING duplex side-by-side located in the desirable Killarney neighborhood with separate entrances! Step inside and be greeted by an ABUNDANCE of NATURAL LIGHT filling the INVITING living area. The kitchen is COZY, featuring white cabinetry and appliances, with an adjacent dining space for easy meal enjoyment!! The main level of 9539 includes 2 BEDROOMS and a 4PC BATH. The partly-finished basement boasts a SPACIOUS RECREATION ROOM and 2 GENEROUSLY-SIZED STORAGE ROOMS, offering PLENTY of extra space. Make your way to the 9541 side which mirrors the main-level layout with 2 BEDROOMS and a 4PC BATH! Its basement includes a LARGE RECREATION ROOM, an OFFICE, UTILITY ROOM, and ADDITIONAL STORAGE space! With a bit of vision and creativity, this property has incredible potential, whether as a fantastic income opportunity or a stunning primary residence!! Dont miss out on making this your next project! (id:6769)

Recreation room 3.97 m X 8.82 m

Storage 3.85 m X 2.65 m

Storage 3.99 m X 5.92 m

Office 3.87 m X 2.64 m

Recreation room 3.88 m X 8.72 m

Utility room 2.67 m X 5.14 m

Living room 3.94 m X 4.51 m

Kitchen 3.59 m X 3.22 m

Primary Bedroom 3.78 m X 3.04 m

Bedroom 2 3.59 m X 3.05 m

Bedroom 3 3.79 m X 3.04 m

Bedroom 4 3.59 m X 3.02 m

Listing Presented By:



Originally Listed by:  
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