



9858 87 Avenue Edmonton AB

\$498,800

A RARE GEM nestled in the highly sought after Millcreek/ Strathcona neighborhood, steps to ravine trails. RAISED UP DOWN duplex bungalow w/SEPARATE addresses & SEPARATE entry to a bright cheery lower level (huge windows & built up on sub floor for added comfort). The possibilities are endless of the potential. Perfect for young professionals or running a small business (subj to City bylaws). You're just minutes to popular Whyte Avenue & all it's shops & eateries. Just a short bike or transit ride to the University or Downtown & minutes by car. Approx 2000 sf of total living space w/1100 sf on the main. Beautifully maintained home features 2 bedrms up, 2 down, 2- 4pc art deco baths, 2 kitchens & 2 living spaces. Exudes charm w/cove ceilings, hardwood & orig woodwork. Many updates includes 2 F/A, electrical, plumbing (early 2000). H2O Tank 2022. Approx 2013-2022: Eaves/soffits, chimney, house shingles, landscaping incl window wells/back steps, bsmt flooring & most windows redone & capped. 20x22 garage.

Listing Presented By:



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