



## Edmonton Alberta

\$449,900

CALLING ALL INVESTORS AND FIRST TIME HOMEBUYERS! BRAND NEW BUILT half duplex with legal basement suite and detached garage! GST rebate applicable! Excellent investment opportunity! This property features an upper unit with 3 bedrooms, 2.5 baths, upgraded finishings including sleek quartz counter tops, railings on the stairs, and big bright windows. The lower suite offers a modern kitchen, bright bedroom, spacious living space, full en-suite bath and laundry. PLUS the mechanical room is accessible from outside the units. All appliances are included for a hassle-free move in. Location includes easy access to many amenities such as shopping, hospital, NAIT, Grant MacEwan University, Rogers Place and more! Don't let this fantastic opportunity pass you by! (id:6769)

Bedroom 4 12' x 9'8

Second Kitchen Measurements not available

Living room 12'2 x 10'0

Dining room 11'5 x 9'1

Kitchen 11'5 x 8'3

Primary Bedroom 13'1 x 10'2

Bedroom 2 10'6 x 8'10

Bedroom 3 10'4 x 9'1

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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