



Edmonton Alberta

\$305,000

Investor Opportunity ~ Solid 3 bedroom half duplex located in a mature neighborhood with quick access to schools, shopping, transit, and minutes to downtown. Functional floor plan with tiled front entry and kitchen. New paint in the entire home offers a fresh start. The property requires new flooring and appliances, presenting an excellent opportunity to make it your own. The partially developed basement offers additional flexibility with space for a bedroom, recreation area and 3rd bathroom. Landscaped and fenced yard offers a nice size deck and massive double garage with 10' ceilings. It includes a loft area, great for extra storage or a workshop . Neighboring unit is also available, offering a rare chance to purchase one or both sides, perfect for investors looking to expand their portfolio or create future equity through strategic upgrades. (id:6769)

Den 2.85 m X 3.15 m

Recreation room 4.9 m X 2.95 m

Living room 3.23 m X 3.71 m

Dining room 2.97 m X 3.94 m

Kitchen 2.52 m X 3.33 m

Primary Bedroom 5.49 m X 3.56 m

Bedroom 2 2.94 m X 3.96 m

Bedroom 3 2.94 m X 3.05 m

Listing Presented By:



Originally Listed by:
Vita Nova Realty & Management

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