



Edmonton Alberta

\$300,000

Opportunity, flexibility, & location--this is the kind of property buyers wait for. Just steps from the LRT, this versatile half duplex offers exceptional value for first-time buyers, investors, or anyone looking for space for extended family or a roommate. With 2 kitchens & 2 separate laundry areas, the layout provides flexibility that's becoming increasingly difficult to find. Located in a vibrant, revitalized community surrounded by parks, new development & everyday amenities, you're only minutes from downtown, Ice District, MacEwan University, U of A, Royal Alex Hospital, & major commuter routes that put most of the city within a 20-25 minute drive. The fully fenced yard with sunny west exposure. Inside, the bright main floor features a spacious kitchen overlooking the comfortable living area, while upstairs offers 3 generous bedrooms. The finished basement expands your options with a second kitchen, additional living space, 1 bed, full bath & its own laundry. (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room 3.62 m X 3.22 m

Dining room 3.77 m X 2.06 m

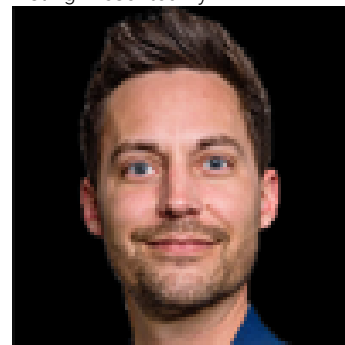
Kitchen 4.32 m X 2.96 m

Primary Bedroom 3.79 m X 3.2 m

Bedroom 2 2.46 m X 2.7 m

Bedroom 3 3.2 m X 2.85 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

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