



Edmonton Alberta

\$530,000

SIDE BY SIDE DUPLEX in Northwest Edmonton! Located in Lauderdale on a TREE LINED, QUIET street this property has GREAT curb appeal. The 08 suite has 3 bedrooms up, 4 piece bathroom, U-SHAPED kitchen and a AMPLE size living room. The basement is FINISHED with a rec room and BAR, perfect for movie nights. Furnace and hot water tank are approximately 6 years old in this suite. The 10 suite has the same floor plan except the basement is completely unfinished, the furnace has been UPGRADED from original (is not newer) and hot water tank is approx. 5 years old. The rear yard has a FENCE down the middle to divide the suites. A DOUBLE DETACHED garage at the rear with a DIVIDING WALL allows for each tenant to have an ENCLOSED PARKING stall each. Each unit pays \$1450 per side, and are on month to month tenancies; both have resided there for years. Close to all AMENITIES including Schools, shopping and transportation. This is the perfect INVESTMENT opportunity! See it you'll LOVE this place. (id:6769)

Den 4.93 m X 2.2 m

Recreation room 14.76 m X 3.16 m

Utility room 2.43 m X 2.2 m

Living room 4.13 m X 4.46 m

Dining room 3.52 m X 2.61 m

Kitchen 3.52 m X 3.07 m

Primary Bedroom 3.98 m X 3 m

Bedroom 2 3.25 m X 2.58 m

Bedroom 3 2.45 m X 3.01 m

Bedroom 4 3.98 m X 3 m

Bedroom 5 3.26 m X 2.58 m

Bedroom 6 2.45 m X 3.01 m

Second Kitchen 3.51 m X 3.07 m

Listing Presented By:



Originally Listed by:
REMAX River City

<http://www.ryandutka.com/>



REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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