



## Edmonton Alberta

\$689,000

EDMONTON'S NICEST DUPLEX IS FINISHED AND READY FOR IMMEDIATE OCCUPANCY!\* This is your chance to acquire a money making half duplex with a 1 bed legal basement suite! Built by Platinum Living Homes, Edmonton's premier infill builder with a proven track record. Each unit features 9' ceiling height on all levels, hardwood on main levels, custom tiled showers and over sized windows. Basements feature 1 bed set up and are likely the best legal suites on the market - demanding higher than average rent. Double detached garages in the back afford the opportunity for a suite above for an additional cost. Photos from a previous listing with the same floor plan. Great location with even further upside as Edmonton's infill communities continue to grow! Short walk to great restaurants, shopping and more. Maybe you are a savvy investor or wanting a major Mortgage helper with Edmontons best legal suites - Both a great choice. CURRENTLY BOTH SIDES OF THE DUPLEX ARE AVAILABLE. (id:6769)

Bedroom 4 3.65 m X 2.74 m

Second Kitchen 4.57 m X 2.43 m

Living room 3.65 m X 4.87 m

Dining room 4.57 m X 3.35 m

Kitchen 3.65 m X 4.87 m

Primary Bedroom 3.04 m X 4.26 m

Bedroom 2 2.74 m X 3.04 m

Bedroom 3 2.43 m X 3.04 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

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

**RE/MAX ELITE**

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