



Edmonton Alberta

\$439,900

FANTASTIC INVESTMENT OPPORTUNITY or a WONDERFUL HOME with a MORTGAGE HELPER . Excellent Up/Down DUPLEX on a HUGE LOT, in the mature community of Killarney. The SPACIOUS main floor includes 3 bedrooms, 1 full bath and a large deck off the kitchen. 9514 (cozy and comfortable lower suite) has its own separate front entrance, HUGE WINDOWS that surround the entire suite & that let the sunshine in and includes 2 bedrooms and 1 full bath. The laundry room has individual stackable washer/dryer units. Discover the HUGE fully fenced back yard, DOUBLE GARAGE, 2 sheds and plenty of parking space. HUGE GARAGE SUITE/GARDEN SUITE POTENTIAL. New sewer line about 12 years ago. NEW Shingles on the house and garage. Conveniently located close to shopping, restaurants, schools, the Yellowhead Trail and DOWNTOWN. (id:6769)

Bedroom 4 2.45 m X 3.12 m

Bedroom 5 Measurements not available

Second Kitchen 2.57 m X 4.66 m

Laundry room 3.7 m X 3.85 m

Living room 4.7 m X 3.95 m

Dining room 2.81 m X 2.79 m

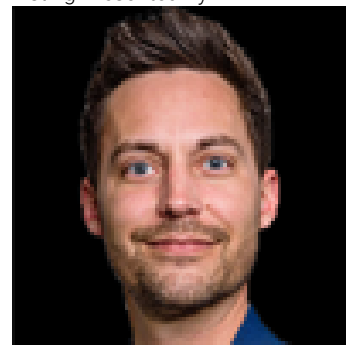
Kitchen 2.75 m X 2.93 m

Primary Bedroom 3.23 m X 3.51 m

Bedroom 2 2.25 m X 3.19 m

Bedroom 3 3.22 m X 2.94 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<http://www.sidcranston.ca/>

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