



## Edmonton Alberta

\$1,400,000

EXECUTIVE Side X Side DUPLEX with LEGAL BASEMENT SUITES is Designed SUB-DIVIDABLE into 2 DUPLEXES with LEGAL SUITES can be sold separately whenever desired by the Buyer(s), now or in the future! With 9' Ceilings, MODERN DECOR & OPEN DESIGN enjoy living at it's finest! Located in Desirable STRATHEARN, a top Neighborhood close to ACROSS from PLAYGROUND/PARK, Walking distance to LRT, SCHOOL, minutes to DOWNTOWN, RIVER VALLEY & FACULTY St JEAN. This 4 PLEX has, 10 BEDROOMS, 8 BATHROOMS, 4 KITCHENS, 4 LAUNDRIES, 4 SETS of UTILITIES, 2 SEWERS, 4 SETS OF APPLIANCES! For a limited time, the Buyer has the opportunity to pick the finishes. Possible Early SUMMER is the expected possession. Live in 1 SUITE while renting the rest is great for multi generational living as well. Approx 5306 ft2 Total FINISHED living space (2653 ft2 per each DUPLEX with Basement SUITE) [Main floor and upper floor =1784 ft2 + 869 ft2 basement suite]. Garage Suites can be added for possible 6 suites at additional cost. Ask about CMHC MLI (id:6769)

Bedroom 4 16'6" x 9'11"

Second Kitchen 14'8"

Laundry room Measurements not available

Bedroom 5 16'3" x 10'

Living room 16'3" x 13'2"

Dining room 13' x 12'6"

Kitchen 16'3" x 12'6"

Primary Bedroom 14'10" x 9'10"

Bedroom 2 15'2" x 9'10"

Bedroom 3 14'2" x 10'2"

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://debbieasmith.com/>

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