


# Edmonton Alberta

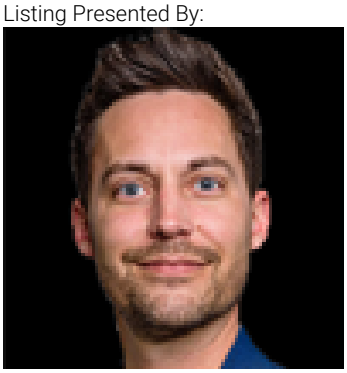
$500,000

LIVE UPSTAIRS, EARN DOWNSTAIRS! This Desrochers half duplex offers the perfect combination of comfortable family living and income potential with a LEGAL 1 bedroom plus den basement suite. The main home features 3 bedrooms + BONUS ROOM, a bright and functional layout, and convenient UPSTAIRS LAUNDRY. The spacious primary retreat is a standout, complete with a luxurious 5-piece ensuite and huge soaker tub. Downstairs, the LEGAL BASEMENT SUITE provides an excellent mortgage helper or investment opportunity, featuring 1 bedroom plus den, and a full 4-piece bathroom. Located in the heart of Heritage Valley, Desrochers is a family friendly community close to schools, shopping, parks and recreation. Enjoy convenient access to South Edmonton Common, 41 Avenue SW, Anthony Henday Drive, Calgary Trail and Gateway Boulevard. Legal suite, finished exterior, fantastic location and exceptional value. Priced to sell, so don't miss this opportunity! (id:6769)

Den Measurements not available x 3.6 m
Bedroom 4 3.19 m X 3.62 m
Living room 6.41 m X 3.7 m
Dining room 5.14 m X 3.6 m
Kitchen 5.14 m X 3.64 m

Primary Bedroom 4.27 m X 5 m
Bedroom 2 3.12 m X 3.86 m
Bedroom 3 3.16 m X 3.86 m
Bonus Room 3.09 m X 3.51 m

Listing Presented By:



Originally Listed by:
Candid Realty & Management Ltd

**REMAX Excellence**

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