

\$999,900 - 7429 & 7431 106 Street, Edmonton

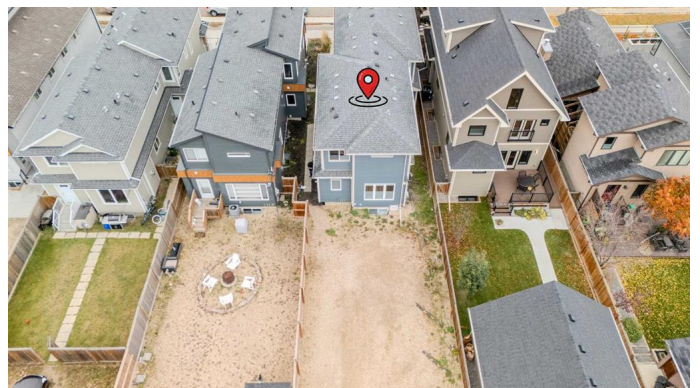
MLS® #A2175545

\$999,900

9 Bedroom, 8.00 Bathroom, 2,745 sqft
Residential on 0.11 Acres

Queen Alexandra, Edmonton, Alberta

ATTENTION Investors & First-time home buyers! Welcome to this Exceptional / Rare full duplex boasting total of 9 bedrooms 6 full and 2 half bathrooms with 5 rear car parking pads offering a perfect blend of modern design and convenient living. Great potential for this 2016 yr built side by side duplex, providing an option to LIVE on one side and RENT the other to help with monthly mortgage, purchase both units and live side by side with your Friends / Family members or RENT both sides of the duplex for your perfect investment property. This endless potential duplex is located in the desirable neighbourhood of Queen Alexandra, under 10mins drive / transit to U of A, multiple schools and parks, grocery shopping, golf course and amenities. As you step into each side, you'll be greeted by the open and airy main floor featuring an open concept living space. The well-appointed kitchens with modern appliances and ample counter space, including a large island, make meal preparation a joy, while the adjoining living and dining areas provide the perfect setting for entertaining friends and family. Upstairs, each unit hosts three generously sized bedrooms and 2 full bathrooms. The primary bedrooms come complete with ensuite bathrooms and walk-in closets. Both sides of the duplex come with finished basement with UNIT 4729 offering SEPERATE entrance and 2 additional bedrooms in the basement! Located just under 15mins to core downtown! Don't miss the opportunity to own this LOW MAINTAINCE,



Well-maintained full duplex. Call your agent to schedule a showing today and make this property your new home or investment opportunity before it gets sold!

Built in 2016

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2175545 |
| Price | \$999,900 |
| Bedrooms | 9 |
| Bathrooms | 8.00 |
| Full Baths | 6 |
| Half Baths | 2 |
| Square Footage | 2,745 |
| Acres | 0.11 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 7429 & 7431 106 Street |
| Subdivision | Queen Alexandra |
| City | Edmonton |
| County | Edmonton |
| Province | Alberta |
| Postal Code | T6E4W1 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 5 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Range Hood, Washer |
| Heating | Forced Air, Natural Gas |

Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance
Lot Description Back Lane, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete



Additional Information

Date Listed October 25th, 2024
Days on Market 160
Zoning 1

Listing Details

Listing Office First Place Realty

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