

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

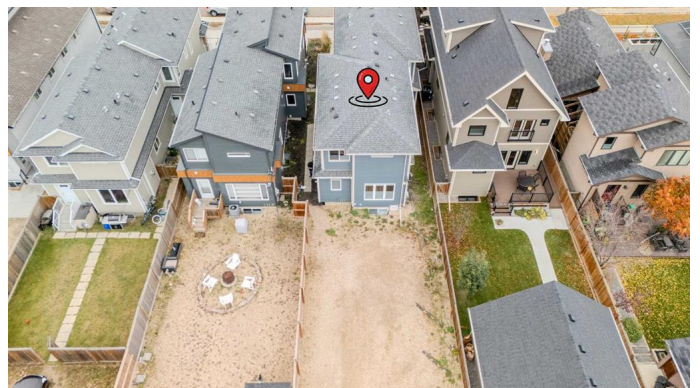
MLS® #A2175545

**\$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 162  
Zoning 1

### Listing Details

Listing Office First Place Realty

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