

**Welcome to  
640 34 Ave NE**



**Wonderful Investment Opportunity!**

Wonderful investment opportunity! Great condition & well maintained Side by Side Duplex with mother-in-law basement suites. Each suite with laundry facilities and separate private entrances. Upper suites feature a large living room, dining room, kitchen, full bathroom, two bedrooms and laundry. The lower suites are bright as there are lots of big windows and have a very large living room, kitchen, dining room, full bath, two bedrooms, laundry and additional electric heat. Each side has two hot water tanks and a newer furnace. There are 5 rear parking spots & lots of street parking. Great yard with fence & trees. Excellent location with easy access to Deerfoot & Edmonton Tr & bus. Rents are \$1100 for each upstairs units, lower two units rent for \$750 each.

**Presented By: David Tsegai**

Tenants pay power.

Information is deemed to be correct but not guaranteed.



# Property Information

## General Information

**Property Address**  
640 34 Ave NE

**Style:** Bi-level  
**Rooms:** 4  
**Bathrooms:** 2  
**Size:** 1885  
**Price:** \$659,000

## Details

**Parking:** 5 Stalls  
**Heating:** Forced Air  
**Basement:** Suite, Fully Finished  
**Appliances:** WASH2, DRYR2, REFR2, STVS2, HOODF,  
**Rooms:** Living Room: 4.80x4.34  
Dining Room: 3.05x2.74  
Kitchen: 3.05x3.05  
Family Room: 4.57x3.96  
Master Bedroom: 3.66x3.05  
Bedroom 2: 3.35x2.75  
Bedroom 3: 3.20x2.59  
Bedroom 4: 3.51x3.05  
Second Kitchen: 3.05x2.44

## Technical Information

**L1P:** 6464JK  
**Frontage:** 50

**Block:** 0  
**Depth:** 119

**Lot:** 2  
**Shape:** Rec

**Construction:** Wood Frame

**Foundation:** Concrete

**Roof:** Asphalt Shingles

**Exterior:** Stucco

**Floor:** Carpet, Linoleum

**Site Influences**

CORNR, FENCE, FLAT, LEVEL, ANE, LNSCA, SHOP,  
SCHLS, TRANS

## Listing Information

**MLS Number:** 3260455

**Listing Agent**  
David Tsegai

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