



## Whitehorse Yukon

\$739,000

Investor-friendly and income-ready--57 Eugene Avenue is a turn-key legal suite property in Whistle Bend. Featuring a 2-bedroom, 1-bathroom upper unit and an approved 2-bedroom, 1-bathroom suite below, it's perfect for generating rental income or living upstairs with mortgage help. The main floor suite (approx. 1,000 sqft) offers open-concept living with a west-facing window, spacious dining area, and a functional kitchen with peninsula seating, ample cabinets, stainless steel appliances, and deck access. Two bedrooms, a full bath, and in-unit laundry complete the space. The lower suite (approx. 800 sqft) showcases a modern kitchen with butcher block counters, tiled backsplash, stainless appliances, and a coffee bar. Two separated bedrooms, a full bath, and access to shared laundry round it out. Outside: fenced, landscaped front yard, ground-level patio, and ample rear parking. ?Tenant occupied--24 hrs' notice to view. Smart layout, strong rental appeal--this one's built to perform. (id:6769)

Foyer 5 ft ,3 in X 11 ft ,9 in  
4pc Bathroom Measurements not available  
Bedroom 10 ft ,10 in X 12 ft  
Bedroom 12 ft X 12 ft ,6 in  
Living room 13 ft ,5 in X 12 ft ,1 in  
Kitchen 10 ft X 12 ft ,1 in  
Laundry room 8 ft ,8 in X 8 ft ,9 in  
Foyer 4 ft X 5 ft

Living room 12 ft ,4 in X 16 ft  
Dining room 12 ft ,4 in X 8 ft  
Kitchen 12 ft ,4 in X 11 ft  
Primary Bedroom 12 ft ,2 in X 12 ft ,2 in  
4pc Bathroom Measurements not available  
Bedroom 10 ft ,10 in X 9 ft ,2 in  
Laundry room 3 ft ,8 in X 10 ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER REDWOOD  
REALTY

<http://www.gfreyhomes.com>



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