



## 12208 41 Street Edmonton AB

\$549,900

Welcome to this uniquely designed, 2 & 1/2 storey, 2021-built duplex in Bergman. Enjoy over 1,700 sq ft above grade, featuring 3 spacious bedrooms, 3 bathrooms, a versatile loft while also taking advantage of and a RARE 3-bedroom LEGAL basement suite. Its double garage offers ample parking. Live in vibrant Bergman, close to schools, shopping, and recreational facilities. For investors, strong rents offer a great ROI. For homeowners, let the rental income help qualify for your mortgage. Experience the perfect blend of luxury and smart investment in this property. It's not just a home, it's your future!

Listing Presented By:



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