



# 1270 MCCONACHIE Boulevard Edmonton AB

\$479,900

This bright & spacious Duplex offers an excellent opportunity for both investors and first-time homebuyers. Situated conveniently with access to Anthony Henday, schools, Bus stop at the door, shopping, it promises a lifestyle of ease and convenience. The 9 ft ceilings on main floor enhance the feeling of space and airiness, creating a welcoming atmosphere & a corner lot with extra side windows bring more natural light creating inviting ambience throughout the day. One of the standout features of this property is its legal suite, offering potential for rental income that can significantly offset mortgage costs, making it an attractive investment opportunity. Detached double car garage adds practicality and convenience, providing ample space for parking and storage. Whether you're looking for a great investment property or a starter home with the added benefit of rental income, this duplex ticks all the boxes. Don't miss out on the chance to own a property that offers both comfort and financial potential.

Listing Presented By:



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