



## 12828 68 Street Edmonton AB

\$525,000

Seize this incredible investment opportunity! This exceptional duplex at 12826-68 Street & 12828-68 Street is a must-see for savvy buyers! On one side, you'll find 12826-68 Street, featuring a long-term tenant who has been in place since 1984, along with an unfinished basement that offers exciting potential for future expansion. The other side, 12828-68 Street, impresses with five spacious bedrooms, accommodating families and maximizing rental potential. The dedicated upstairs tenant has enjoyed calling this property home for 17 years. Both units are equipped with newer energy-efficient furnaces and hot water tanks, ensuring lower utility expenses and increased profitability. With a foundation that has recently been parged and a roof that's just 10 years old, this property exudes charm and durability. The fully fenced yard, complete with a chain-link fence and a handy storage shed, enhances the overall appeal. Opportunities like this don't come around often--act quickly to secure your future.

Listing Presented By:



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