



9033 9035 91 Street Edmonton AB

\$714,900

Seize the opportunity in Bonnie Doon, Edmonton, with this side-by-side duplex, a short stroll from Mill Creek Ravine and Whyte Avenue. Each unit in 9033 and 9035 offers a 4-bed, 2-bath configuration with potential conversion into four separate rental units. High ceilings and a functional layout, including a storage den in 9033, maximize space. Balconies, private yards, and ample parking enhance tenant appeal. Unit 9033 has been professionally cleaned and revitalized with a fresh coat of paint. Recent renovations worth nearly \$50,000 include updated kitchens, flooring, furnaces, hot water tanks, and roofing. This Side-by-side duplex is close to the University of Alberta and downtown, offering strong investment potential.

Listing Presented By:



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