



## 9304/08 127 Avenue Edmonton AB

\$650,000

Searching for an outstanding investment opportunity or a spacious home with rental income potential? Your quest concludes here! This meticulously renovated side-by-side duplex offers the perfect balance of comfort and convenience. Each unit features separate entrances leading to fully developed basements, two bedrooms, and four-piece bathrooms, totaling 10 bedrooms and 4 kitchens. Revel in expansive living areas and modern kitchens equipped with newer appliances. Positioned on a corner lot, this property holds significant investment promise for discerning investors. Noteworthy upgrades include a 2022 shingle roof, 2023 hot water tank, updated electrical and plumbing systems in 2022, newer windows, and various other enhancements.

Listing Presented By:



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