



Edmonton Alberta

\$649,900

Exceptional investment opportunity in Canora! This fully permitted side-by-side duplex offers 4 separate suites and a total of 2,102 sqft above grade, making it an ideal addition to any investment portfolio. Each upper unit features a kitchen, living room, dining area, 3 bedrooms and a 4pc bathroom. The basement suites each include a kitchen, living and dining area, 2 bedrooms and a 4pc bathroom, providing excellent rental flexibility and income potential. Numerous upgrades have been completed over the past 10 years including roof, furnaces, windows, doors, flooring and paint. Ideally located within walking distance of the upcoming Jasper Place LRT Station, this property offers excellent future transit access. Enjoy the convenience of nearby schools, shopping, parks and public transit. A rare multi-suite property in a central west Edmonton location! (id:6769)

Second Kitchen 2.67 m X 2.46 m

Other 2.26 m X 1.96 m

Bedroom 5 2.98 m X 2.67 m

Bedroom 6 3.77 m X 2.66 m

Laundry room 2.82 m X 2.74 m

Living room 4.68 m X 4.22 m

Dining room 3.88 m X 1.81 m

Kitchen 3.19 m X 2.43 m

Primary Bedroom 4 m X 3.01 m

Bedroom 2 3.02 m X 2.81 m

Bedroom 3 3.28 m X 2.71 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.chrishampson.ca/>



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