

Edmonton Alberta

$1,119,000

Amazing opportunity to own a full duplex with four legal suites in a prime west-central Edmonton location. This property offers 8 bedrooms, 6 full bathrooms, and 2 half bathrooms, making it a fantastic investment with strong income potential. Each side features an open-concept main floor with a bright living room, dining area, and modern kitchen with white cabinetry and full appliances. The main units include 3 bedrooms and 2.5 bathrooms, while each legal basement suite offers 1 bedroom and 1 bathroom. High-end finishes and attention to detail are evident throughout. Conveniently located near amenities, public transit, and major routes, the property provides quick access to downtown Edmonton and is only 10 minutes from West Edmonton Mall. With current city zoning, there is potential to add a fifth unit as a garage suite, making this a rare and valuable opportunity for investors or those seeking a versatile income-generating property. (id:6769)

Bedroom 4 2.99 m X 3.36 m
Second Kitchen 3.59 m X 2.95 m
Living room 3.14 m X 3.29 m
Dining room 2.68 m X 3.29 m
Kitchen 3.29 m X 4.04 m
Primary Bedroom 3.33 m X 3.37 m
Bedroom 2 3.04 m X 2.95 m
Bedroom 3 2.97 m X 3.05 m

Listing Presented By:



Originally Listed by:
REMAX River City

https://www.mastersteam.ca/

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.