



Edmonton Alberta

\$799,000

Built as a revenue property or perfect for large families, this Allendale up/down duplex situated on a 50' x 124', 597 m2 lot pairs a practical income-focused layout with inviting, renovated interiors. 5 bdrms on each level create flexibility for rental arrangements, while separate entrances, laundry, furnaces, HWTs & electrical meters support independent living. Upstairs, an open living and dining area brings everyone together around a generous kitchen with Quartz counters, wood cabinetry, S/S appliances & center island. Large windows brighten both levels, including the lower kitchen & comfortable living space. Renovations completed in 2020 included kitchens, windows, flooring, bathroom updates & mechanical equipment. A mature, tree-lined street, fenced yard, storage shed & rear-lane parking add appeal & convenience. Based on 2025 income & operating expenses, the asking price reflects an approximate 6% cap rate, offering investors a compelling opportunity to grow their portfolio in Allendale (id:6769)

Bedroom 6 4.64 m X 2.29 m

Additional bedroom 3.54 m X 2.37 m

Bedroom 3.53 m X 2.9 m

Living room 5.09 m X 4.01 m

Kitchen 5.09 m X 5.08 m

Primary Bedroom 4.71 m X 3.09 m

Bedroom 2 4.04 m X 2.81 m

Bedroom 3 4.32 m X 3.04 m

Bedroom 4 3.49 m X 2.61 m

Bedroom 5 2.93 m X 2.62 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



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