



Edmonton Alberta

\$949,555

PARKALLEN CORNER LOT 50x132 within 8 mins to University of Alberta Campus/Hospital! ENTIRE side-by-side duplex offering strong income potential & flexible living options. Ideal for investors seeking rental revenue or multi-generational occupancy. One unit features 3 bedrooms ALL with their own full private bathrooms, main floor den + half bath, & 4th bedroom in the fully finished basement, a large rec room + 5th bathroom. The second unit showcases MAIN FLOOR primary bedroom + a full bath, a cozy fireplace, a beautiful kitchen, plus main floor laundry for convenience. The upper level offers a loft area with 2 walk-in closets and it's own dedicated bathroom. The separate entrance leads to your fully finished basement where you see a SECOND kitchen, bedroom, living area, & full bath--ideal for extended family or potential AirBnB? HUGE HEATED GARAGE/SHOP & a wrap-around patio to complete this high-potential investment property. 7 BRMS + 8 BATHROOMS - ONLY 4mins to Parkallen School & Strathcona High School! (id:6769)

Family room Measurements not available

Additional bedroom Measurements not available

Second Kitchen Measurements not available

Bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty



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.