



Edmonton Alberta

\$610,000

Put your next investment to work in Queen Alexandra! This renovated up/down duplex with RM h16 zoning, offers rental appeal today & multi-unit redevelopment potential for the future. The spacious main floor features 2 bdrms + an office, a bright living room, generous windows & a well-equipped kitchen—an inviting layout for tenants who want room to live and work. Downstairs, 2 bdrms, a kitchen & a 4-pc bath create a comfortable 2nd living space. Separate furnaces & electrical meters add operating flexibility, while shared laundry serves both levels. A fenced, low-maintenance yard, deck, detached garage & rear parking enhance everyday convenience. Collect rental income while exploring the longer-term possibilities of this approximately 33 x 132 ft lot. A compelling combination of updated accommodation & land potential in an established neighbourhood. Improvements: Full basement renovation, roof (home/garage), landscaping + fence & windows (2024), sewer line (2025), lower-level furnace (2026) & much more (id:6769)

Bedroom 3 3.54 m X 2.74 m

Bedroom 4 3.28 m X 3.19 m

Second Kitchen 2.81 m X 2.64 m

Recreation room 6.39 m X 3.93 m

Storage 3.16 m X 1.71 m

Laundry room 5.4 m X 2.82 m

Living room 6.15 m X 4.2 m

Dining room 2.97 m X 2.27 m

Kitchen 3.32 m X 3.28 m

Den 2.92 m X 2.9 m

Primary Bedroom 3.75 m X 3.22 m

Bedroom 2 3.23 m X 3.17 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



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