



Edmonton Alberta

\$360,000

Incredible Opportunity to own a Purpose Built up/down duplex offering over 1,990 sq. ft. of living space with 2 exceptional suites. The upper level suite includes 3 bedrooms and 1 bathroom. The lower level suite offers 2 bedrooms and 1 bathroom, as well as the laundry and storage room with separate entrances for both levels--providing a practical layout for rental income, extended family, or multi-generational living. The Bi-Level floorplan gives large bright windows on all levels! Set on a desirable corner lot with a large yard ideal for future development. There is plenty of outdoor space for tenants or improvements. The upgraded property is currently fully leased, making this a great option for investors looking for an income-producing property. Large concrete pad ready for a double garage! Located in the Vibrant Family Community of Beverly Heights! Close to schools, playgrounds, shopping, coffee shops, just minutes from the river valley, Rundle Park. Easy access to transit, Yellowhead and the Henday! (id:6769)

Family room 3.28 m X 2.31 m

Bedroom 4 3.84 m X 2.73 m

Bedroom 5 3.84 m X 2.38 m

Second Kitchen 3.3 m X 2.18 m

Laundry room 2.24 m X 2.07 m

Storage 2.25 m X 0.89 m

Living room 4.75 m X 4.15 m

Dining room 3.61 m X 2.61 m

Kitchen 3.47 m X 2.55 m

Primary Bedroom 3.49 m X 3.21 m

Bedroom 2 3.68 2.52

Bedroom 3 3.68 m X 2.8 m

Breakfast 1.95 m X 1.68 m

Listing Presented By:



Originally Listed by:
Century 21 All Stars Realty Ltd

<http://chuck-mulholland.c21.ca/>



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