



## Edmonton Alberta

\$860,000

An exceptional investment opportunity in Prince Charles! On the doorstep of the highly anticipated Blachford development is this Side by side duplex with side entrances and potential for legal basement suites. Create an excellent cash flowing investment property with this never lived in property. Each duplex offers nearly 1500sqft of living space across 2 levels. The main levels each feature a sizable office space, dining room, kitchen, living room, and 2pc bathroom. The upper levels offer 3 spacious bedrooms as well as upstairs laundry. The primary bedroom is equipped with a 3pc ensuite and walk-in closet. Currently the basement is undeveloped but with the side entry, a savvy investor could build out two additional legal suites in the basement to create the ultimate investment property. Market rents suggest a cap rate of greater than 5%! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Second Kitchen Measurements not available

Other Measurements not available

Office Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 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:



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