



Edmonton Alberta

\$710,000

Opportunity! Exceptional duplex offering 2 full homes under 1 title with 2 separate addresses, totaling approximately 3,300 sq. ft. of living space(1,650 sq. ft. per side). Featuring 11 bedrooms and 5 bathrooms, this is a rare high-cash-flow asset ideally located close to universities and Downtown Edmonton. Each floor includes its own full kitchen, providing flexibility for multi-family living or strong rental configurations. Currently operating as a rooming facility generating rental income, with commercial boarder insurance already in place. Upgrades include newer windows, plus a large fenced deck and a massive backyard complete with a vegetable garden and mature fruit trees. Located just 2 minutes from shopping, with quick access to 82 Street and public transportation, this property offers strong current income with future upside potential, including possible Airbnb or short-term rental conversion (subject to municipal guidelines). (id:6769)

Additional bedroom Measurements not available

Bedroom 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:



Originally Listed by:
Exp Realty



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