



Edmonton Alberta

\$349,900

Terrific Investment Opportunity! Legal Up/Down Duplex! This well-maintained legal up/down duplex in Calder is an excellent addition to any investment portfolio and is currently rented to the same long-term tenants, offering stability for investors. Shows very well and features an upper suite with 3 bedrooms, a bright living room, dining area, functional kitchen, and a 4-piece bathroom. The lower suite offers 2 bedrooms, a spacious living room, kitchen, and a 3-piece bathroom. Both suites share the utility room with laundry. There have been several different upgrades throughout. . Outside you'll find a fully fenced backyard, a large deck, and a double detached garage. Priced to sell! (id:6769)

Bedroom 4 4.17 m X 3.1 m

Bedroom 5 4.15 m X 2.53 m

Second Kitchen 3.87 m X 4.13 m

Laundry room 5.13 m X 4.34 m

Living room 5.31 m X 3.94 m

Dining room 2.88 m X 2.8 m

Kitchen 2.96 m X 2.69 m

Primary Bedroom 4.06 m X 3.23 m

Bedroom 2 3.52 m X 2.43 m

Bedroom 3 3.28 m X 2.85 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.paranych.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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