

Edmonton Alberta

$660,000

EXCEPTIONAL INVESTMENT OPPORTUNITY IN NORTH EDMONTON! This SIDE-BY-SIDE DUPLEX offers TWO SPACIOUS RESIDENCES, each with 2 BEDROOMS, 4PC BATH, generous living room, dining area, kitchen & MAIN-FLOOR LAUNDRY! Both DEVELOPED BASEMENTS feature NON-CONFORMING SECONDARY SUITES, each with 2 ADDITIONAL BEDROOMS, SECOND KITCHEN, REC ROOM, 4PC BATH & laundry. Offering a combined 8 BEDROOMS, 4 FULL BATHS & 4 KITCHENS, this property delivers SPACE & VERSATILITY! Currently occupied by RESPECTFUL, LONG-TERM TENANTS, with a LARGE YARD & FIRE PIT to enjoy! Nestled in a QUIET, ESTABLISHED NEIGHBOURHOOD near 82 ST & 127 AVE, within WALKING DISTANCE of transit, restaurants, banks, grocery stores, a registry office & everyday amenities. Convenient access to MAJOR ROADWAYS adds to the appeal. An attractive opportunity for investors or MULTIGENERATIONAL LIVING, offering an established tenant base, FLEXIBLE LAYOUTS & LONG-TERM POTENTIAL! (id:6769)

Bedroom 5 4.02 m X 2.78 m
Bedroom 6 3.89 m X 2.57 m
Additional bedroom 4.02 m X 2.78 m
Bedroom 3.89 m X 2.57 m
Recreation room 4.57 m X 5.55 m
Second Kitchen 2.66 m X 3.4 m
Living room 4.75 m X 4.36 m

Dining room 3 m X 1.52 m
Kitchen 2.68 m X 3.93 m
Primary Bedroom 4.85 m X 2.7 m
Bedroom 2 4.07 m X 3.03 m
Bedroom 3 4.85 m X 2.7 m
Bedroom 4 4.07 m X 3.03 m

Listing Presented By:



Originally Listed by:
Exp Realty

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.