



Edmonton Alberta

\$410,000

Investor Alert & First-Time Buyer Opportunity in Calder - LEGAL BASEMENT SUITE | 5 BEDROOMS! Welcome to this well-maintained up/down duplex situated on a generous 50 ft x 125 ft lot in the desirable community of Calder. Featuring a fully legal basement suite, this property is perfect for first-time buyers looking to offset their mortgage or investors seeking strong rental income. The main floor offers a bright and spacious layout with 3 large bedrooms, an expansive living room, and a functional kitchen--ideal for comfortable family living. The lower level features a self-contained legal suite with 2 additional bedrooms, a large living room, and a second kitchen. A shared common area provides convenient access to laundry and utility spaces. Thanks to the raised bungalow design and large windows, the basement feels bright and inviting. Total of 5 bedrooms makes this home extremely versatile for families or rental opportunities. Centrally located with quick access to Yellowhead Trail for easy east and we (id:6769)

Bedroom 4 3.56 m X 3.26 m

Bedroom 5 3.73 m X 3.51 m

Second Kitchen 3.55 m X 3.6 m

Living room 3.77 m X 6.93 m

Kitchen 3.76 m X 3.8 m

Primary Bedroom 3.63 m X 4.66 m

Bedroom 2 3.77 m X 2.87 m

Bedroom 3 2.69 m X 2.92 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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