



## Edmonton Alberta

\$749,900

Exceptional investment opportunity in the heart of Calder! This fully tenanted side-by-side duplex features LEGAL basement suites, offering a total of four self-contained units. The main floors feature a functional layout with 3 bedrooms, 1.5 bathrooms, a spacious living room, kitchen, and an abundance of natural light. Each basement suite includes 2 well-sized bedrooms, a full kitchen, bathroom, and generous living space. With a combined 1,813 sq ft, each unit of this four-plex has its own private entrance and separate in-suite laundry, ensuring privacy and convenience for all occupants. Situated on a quiet street, the property also includes 4 dedicated parking stalls at the rear, providing added convenience for all tenants. Close to schools, parks, a great dog park for pet lovers, and with easy access to major transit routes, this property is ideal for investors seeking a turnkey rental or buyers looking for a multi-generational living solution. Proforma and rental amounts available. (id:6769)

Family room 5.14 m X 5.3 m

Bedroom 4 2.88 m X 4.22 m

Bedroom 5 3.16 m X 3.19 m

Living room 3.95 m X 5.54 m

Dining room 2.17 m X 1.78 m

Kitchen 2.74 m X 3.77 m

Primary Bedroom 3.66 m X 2.73 m

Bedroom 2 3.47 m X 2.67 m

Bedroom 3 2.53 m X 2.72 m

Bedroom 6 3.68 m X 2.74 m

Additional bedroom 3.48 m X 2.66 m

Bedroom 2.5 m X 2.67 m

Listing Presented By:



Originally Listed by:  
Exp Realty



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