



## Edmonton Alberta

\$559,587

Modern 2022-built half duplex offering style, functionality, and income potential. The main floor features a well-designed layout with newer STAINLESS STEEL appliances and FRESH PAINT throughout. Upstairs includes 3 bedrooms, 2.5 bathrooms, and a versatile BONUS ROOM—perfect for a home office or additional living space. The property includes a 1-bedroom LEGAL BASEMENT suite (built in 2023) with a separate side entrance. The basement is currently tenanted, and the tenant is willing to stay, providing immediate rental income. Exterior highlights include a double attached front garage, 2-car driveway, and a fully fenced backyard. FINAL GRADING and LANDSCAPING have been completed, making this home move-in ready. Ideal for investors or homeowners looking to offset their mortgage with a legal suite in a newer property. (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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