



Edmonton Alberta

\$385,000

INVESTOR ALERT + FIRST TIME BUYER OPPORTUNITY! Why choose between home ownership and smart investing when you can have both wrapped into one savvy half duplex? This income generating gem offers a bright 3 bedroom main floor PLUS a fully legal 2 bedroom basement suite with separate side entrance -- hello mortgage helper! Live upstairs and let the lower suite chip away at your payments, or rent out both units and watch the CASH FLOW roll in. Functional layouts, big sunny windows, and durable finishes create spaces tenants actually want to live in. The shared rear parking pad provides easy off street parking with room for multiple vehicles and future flexibility. Located minutes to Downtown, transit, schools, shopping, and major commuter routes, this property checks the boxes for convenience and consistent rental demand. Whether you are house hacking for the first time or expanding your portfolio, this LEGAL SUITE duplex delivers flexibility, income, and long term upside with a little personality too. (id:6769)

Utility room 1.56 m X 2.75 m

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room 4.63 m X 2.02 m

Dining room 3.44 m X 2.21 m

Kitchen 4.13 m X 2.02 m

Primary Bedroom 3.76 m X 4.07 m

Bedroom 2 2.92 m X 2.79 m

Bedroom 3 2.67 m X 2.97 m

Listing Presented By:



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