



Edmonton Alberta

\$439,900

Two doors, one price, endless opportunity. Yes, it needs work, but where else can you get two houses for the price of one at just \$220,000 per side? This full side-by-side duplex sits on a 59 x 119.9 ft lot zoned multi-residential, offering incredible potential for investors, flippers, or buyers looking to build equity. Live in one unit and rent the other, renovate and resell, or redevelop into a fourplex--the options are endless. Each side offers over 860 sq ft with 2 bedrooms and 1 bathroom on the main floor, plus a finished basement with an additional bedroom, bathroom, and spacious living area. Features include fenced yards, front balconies, rear lane access, and lots of parking. Located minutes from schools, shopping, the Yellowhead, and the Henday. Big-ticket updates are already done with a new sewer line in 2024 and new shingles in 2025. With strong rental income in place and serious potential, this is a rare opportunity to secure value in a prime location. (id:6769)

Family room 6.63 m X 4.24 m

Bedroom 3 3.75 m X 3.94 m

Bedroom 6 3.78 m X 3.96 m

Living room 3.91 m X 4.47 m

Dining room 3.05 m X 2.44 m

Kitchen 3 m X 3.07 m

Primary Bedroom 3.32 m X 3.61 m

Bedroom 2 2.83 m X 3.44 m

Bedroom 4 3.36 m X 3.57 m

Bedroom 5 2.81 m X 3.45 m

Second Kitchen 3.1 m X 3.46 m

Listing Presented By:



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