



## Edmonton Alberta

\$599,900

Calling all investors!!! Fully occupied and monthly income generated of \$4109. This side by side duplex in Pleasantview is the perfect opportunity to start your investment portfolio! NEW ROOF! The main level on both sides feature laminate flooring throughout the spacious living rooms with picture windows. Plenty of cabinets can be found in both kitchens. 2 generous sized bedroom, 4pc bath & laundry complete the functional layout. The basement on both sides are completely finished with SEPARATE ENTRANCE, SECOND KITCHEN with plenty of cabinets & vinyl plank flooring, living room, 2 bedrooms, 4pc bath & laundry. Fenced & landscaped yard plus tons of parking - 4 spots at the back plus front street parking. ACROSS from parks schools and just minutes away from all amenities. (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Second Kitchen 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

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.hodgesandmohr.com/>

**RE/MAX ELITE**

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