

Edmonton Alberta

$1,498,800

Welcome to Allendale! This exceptional back-to-front duplex is a rare, cash-flow-positive investment opportunity featuring 5 distinct living spaces w/ a total of 11 bedrms, 7 full bathrms & 2 half bathrms across the property. All units feature modern open-concept layouts w/ generous living areas, contemporary kitchens & private laundry areas -ideal for large families or premium rental opportunities. Property includes 2 fully legal basement suites, each approximately 580 sq. ft., featuring 1 bedrm, 1 full bathrm, a full kitchen & in-suite laundry w/ private entrances. Completing the property is a garage suite approximately 600 sq. ft. offering 1 bedrm, 1 full bathrm, kitchen & private laundry, providing excellent flexibility for additional rental income or extended family use. Close to schools, shopping, public transit, the University area & fine dining, this is an outstanding opportunity for investors seeking strong cash flow & multiple income streams in one of the most desirable mature neighbourhoods! (id:6769)

Living room 3.58 m X 3.35 m
Dining room 3.36 m X 2.18 m
Kitchen 3.36 m X 3.46 m
Bedroom 4 2.89 m X 3.46 m
Second Kitchen 3.2 m X 3.53 m
Bedroom 3.23 m X 3.21 m

Primary Bedroom 4.78 m X 3.53 m
Bedroom 2 2.77 m X 3 m
Bedroom 3 2.75 m X 3.28 m
Bedroom 5 4.74 m X 3.5 m
Bedroom 6 2.77 m X 3.22 m
Additional bedroom 2.76 m X 3.02 m

Listing Presented By:



Originally Listed by:
Royal Lepage Magna

http://www.manibagga.com/

Ahmad Sai RE/MAX RIVER CITY

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.