



Edmonton Alberta

\$749,900

Exceptional Investment Opportunity in Sought-After King Edward Park. This fully finished full duplex, situated on a generous 533 m² (5,741.22 sq ft) corner lot, offers a prime investment in one of the city's most desirable neighborhoods. Each side of the duplex is complete with upper and lower-level living & features high-efficiency furnaces, 2+2 bedrooms, and 2 full bathrooms. The main floors include a bright kitchen, dining area, living room, 2 bedrooms, and a full bathroom. The lower levels offer additional living space with a large rec room, 2 more bedrooms, a second full bath, and convenient laundry areas—plus plenty of storage throughout. Ample parking includes a four-car pad on the south side and a double detached garage with a two-car driveway on the north. Located steps from schools, public transit, shopping, and numerous amenities—including a park and outdoor hockey rink right across the street—this is a rare opportunity to own a turnkey rental or multi-family home in a vibrant community. (id:6769)

Bedroom 3 3.49 m X 3.47 m

Bedroom 4 3.48 m X 2.5 m

Laundry room 2.46 m X 2.29 m

Recreation room 4.96 m X 4.44 m

Living room 4.59 m X 3.65 m

Dining room 2.73 m X 2.43 m

Kitchen 3.18 m X 2.43 m

Primary Bedroom 3.49 m X 3.48 m

Bedroom 2 3.5 m X 2.47 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.chrishampson.ca/>



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