



## Edmonton Alberta

\$550,000

An exceptional opportunity in the heart of Chappelle. This meticulously maintained property offers two fully self-contained legal suites with separate A & B addresses, presenting remarkable flexibility for investors or multigenerational living. Each residence is thoughtfully designed with private entrances, independent utilities, and functional layouts that appeal to quality tenants. The double detached garage features a party wall, providing each suite with its own dedicated garage bay, plus an additional parking pad for added convenience. Fully landscaped and move-in ready, this is a rare and strategic acquisition in one of southwest Edmonton's most desirable communities. Simply put, this calibre of investment cannot be replicated at this price point. For the discerning buyer seeking strong income potential, pride of ownership, and long-term value, opportunities of this quality seldom come to market. (id:6769)

**Family room** Measurements not available

**Bedroom 4** Measurements not available

**Bedroom 5** 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

**Bedroom 3** Measurements not available

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<https://sothebysrealty.ca/en/ron-dickson/#listings>

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