



## Edmonton Alberta

\$799,000

This side-by-side duplex offers immediate rental income with reliable tenants already in place -- a seamless opportunity for investors seeking steady cash flow. Each unit features bright living areas, functional kitchens, two spacious bedrooms, and a full bathroom, providing comfortable layouts that attract long-term renters. Located in a quiet cul-de-sac beside a school and park, each side also enjoys its own private fenced yard-- perfect for families and pet owners alike. The property sits on a large lot surrounded by new infill construction, highlighting its strong redevelopment potential. Conveniently close to schools, parks, shopping, transit, and offering quick access to the future LRT, this property delivers the perfect balance of secure income today and prime development opportunity for the future. (id:6769)

Family room 4.28 m X 3.43 m

Bedroom 3 3.62 m X 3.48 m

Bedroom 4 4.09 m X 3.51 m

Second Kitchen 3.73 m X 3.5 m

Living room 4.83 m X 3.77 m

Dining room 3.68 m X 2.88 m

Kitchen 4.14 m X 3.85 m

Primary Bedroom 4.01 m X 3.87 m

Bedroom 2 3.63 m X 3.39 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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