



## Edmonton Alberta

\$444,988

Rare opportunity to acquire both sides of a well-maintained half-duplex, offering 4 self-contained units (total), each with its own private entrance. Each half features a main-floor residence with a fully developed basement unit, creating a flexible configuration ideal for investors or owner-occupiers seeking a mortgage helper. The layouts are efficient & practical, with bright main-floor living spaces & developed basements that add bedrooms, full bathrooms, & dedicated laundry areas. Separate entrances for all four units enhance privacy, functionality, & long-term tenant appeal while supporting a variety of ownership strategies, including multi-generational living or income-offset use. Located steps from the river valley, the property offers immediate access to trails, green space, & established west-end amenities. Opportunities combining unit count, separate access, & river valley proximity are rarely available, making this a compelling long-term investment opportunity. 2 units in each half-duplex. (id:6769)

Bedroom 4 5.5 m X 2.72 m

Second Kitchen 3.34 m X 2.48 m

Laundry room 1.57 m X 0.91 m

Living room 3.71 m X 4.46 m

Dining room 3.58 m X 2.46 m

Kitchen 2.47 m X 3.09 m

Primary Bedroom 4.04 m X 2.98 m

Bedroom 2 3.32 m X 2.5 m

Bedroom 3 2.4 m X 2.99 m

Laundry room 0.94 m X 0.74 m

Listing Presented By:



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RE/MAX Excellence

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

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