



Edmonton Alberta

\$598,000

Outstanding Investment Opportunity in Delwood featuring a Bungalow style Side-by-Side duplex with Separate Entrances. Each unit boasts 3 bedrooms, 2 bathrooms, well-designed kitchens, dining area, and generous west-facing windows in the living area for ample natural light, plus developed basements. The property includes private backyards, fully fenced with a division fence, a double detached garage for one unit, and a concrete parking pad with back lane access for the other. Additional features include shingles (2012) plus hot water tank (2020) in one unit. Strategically positioned to ensure significant income potential, this residence is ideally located near key amenities. A premier option for discerning investors in search of a high-yield asset in a prime location. (id:6769)

Bedroom 4 3.04 m X 4.29 m

Recreation room 5.99 m X 6.4 m

Utility room 1.82 m X 2.12 m

Laundry room 1.72 m X 4.86 m

Living room 4.99 m X 3.67 m

Dining room 2.85 m X 3.9 m

Kitchen 3.29 m X 2.45 m

Primary Bedroom 3.18 m X 3.72 m

Bedroom 2 3.19 m X 2.61 m

Bedroom 3 2.85 m X 3.01 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://www.normcholak.com/>



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