



12829 102 Street Edmonton AB

\$369,900

Investors, discover a prime opportunity in Lauderdale with this legally suited half-duplex, featuring extensive updates in 2022 including new siding, windows, paint, flooring, lighting, hot water tanks, and furnaces. This property boasts three bedrooms upstairs plus a well-appointed 2+den suite downstairs, each with separate entries to maximize tenant privacy and rental potential. The backyard, already fenced with a shed and parking pad, offers ample space for a double garage addition—enhancing value and appeal. Located in an investment-friendly neighborhood, this home is minutes from Grand Trunk Dog Park, unique dining options, and essential shopping along 97 Street. Enjoy swift access to major routes like Yellowhead Trail, Anthony Henday Drive, and 137 Ave, connecting to Northgate and Londonderry Malls, simplifying commutes and boosting tenant attraction.

Listing Presented By:



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