



## 12941 120 Street Edmonton AB

\$549,900

Introducing a fantastic investment opportunity in the mature neighborhood of Calder! This newly built bungalow, completed in 2019, offers two self-contained units, making it a highly versatile property. With its stunning curb appeal, this property is conveniently located close to all amenities. The main floor features two bedrooms, two bathrooms, and a laundry area, and comfortable living space for the homeowner. The lower level boasts two bedrooms, one bathroom, and a super spacious layout, perfect for accommodating tenants. One of the standout features of this property is the potential to build an oversized double or even triple garage in the backyard. Additionally, there is the exciting possibility of constructing a garage suite, offering even more investment opportunities. This property presents a multitude of options for the right person. Whether you prefer to live on the main floor and rent out the basement unit, or vice versa, the choice is yours.

Listing Presented By:



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