



## Edmonton Alberta

\$424,900

ONE SIDE DUPLEX WITH BASEMENT SUITE. READY FOR SPRING 2025. Thoughtfully designed half duplex with legal basement suite, built by one of Edmonton's premier infill builder. Each side is offered for individual sale, with the option to purchase the entire front and back duplex. Each above-grade unit features 3 bedrooms and 2.5 bathrooms, plus a 1-bedroom, 1-bathroom legal basement suite, offering excellent income potential. Located directly across from Calder School and steps to St. Edmund Catholic School. Close to public transit, parks, swimming facilities, 124 Street, and all amenities. Front and back landscaping included. Ideal for homeowners, investors, or multi-generational living with strong ROI potential. (id:6769)

Bedroom 4 Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Sable Realty



### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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