



## Edmonton Alberta

\$445,000

Excellent quiet residential location Newer Half Duplex raised Bungalow No Condo Fees walking distance to schools, major shopping, and services, transportation, and Hospital 5 minute Drive. Presently Managed and rented by Davies Property Management Super Income of \$3075 per month with legal bsmt suite. Bright open floor plans up and down with single detached garage perfect for winter season. Spacious open bright main floor over 1030 sq ft has modern counters, kitchen and washrooms, low maintenance floor, bright and light. The legal suite with separate entrance to the lower level basement has large living great room area with open kitchen, 2 bedrooms, and 4 piece washroom plus laundry. This Exceptional property would be ideal to live in as home residence with extra income generated from separate rental or would be Fantastic remaining as a Income Property with Very Very Good Rental Cash Flow. Also Potential of adjacent side of duplex 10331 for sale also great income \$3225 per month. Many Many Options Here !! (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Great room Measurements not available

Laundry room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 5 Measurements not available

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

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