



# Edmonton Alberta

\$498,000

INVESTOR ALERT! \*\*Neighbouring half at 10436 154 St is also for sale--buy one or buy both for a 4-unit cash flowing portfolio!\*\* Built in 2019, this STUNNING 5-bedroom, 3-bathroom half duplex comes complete with a legal 2-bedroom BASEMENT SUITE. Both units feature BRIGHT, open-concept layouts, and are beautifully highlighted with modern finishes including vinyl plank flooring, quartz countertops, and stainless steel appliances. The functional floor plans include in-suite laundry, generously sized bedrooms, and plenty of storage. Both suites are FULLY TENANTED, making this a true turn-key investment, with cash flow from day one. Outside, enjoy a DOUBLE DETACHED GARAGE, and a large shared yard. Located in West Edmonton's desirable Canora community, this fantastic property is just minutes from the LRT, shopping, schools, and parks. Don't miss out on this rare opportunity to lock in steady income in a PRIME rental location! (id:6769)

- |                                 |                                 |
|---------------------------------|---------------------------------|
| Bedroom 4 5.23 m X 2.63 m       | Dining room 3.11 m X 2.2 m      |
| Bedroom 5 4.09 m X 2.58 m       | Kitchen 4.12 m X 3.46 m         |
| Recreation room 4.19 m X 5.31 m | Primary Bedroom 3.82 m X 3.58 m |
| Second Kitchen 2.83 m X 3.28 m  | Bedroom 2 2.81 m X 2.48 m       |
| Laundry room 3 m X 2.69 m       | Bedroom 3 2.74 m X 3.02 m       |
| Living room 4.31 m X 3.47 m     |                                 |

Listing Presented By:



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**RE/MAX ELITE**

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