



## Edmonton Alberta

\$1,349,000

INCREDIBLE INVESTMENT OPPORTUNITY with MULTIPLE INCOME STREAMS! This BRAND NEW side-by-side duplex offers 4 self-contained units PLUS a separate GARAGE SUITE above the TRIPLE GARAGE. Each main unit features a thoughtfully designed and highly FUNCTIONAL layout with open-concept living spaces, spacious kitchens, dedicated dining areas, convenient main floor powder rooms, and 3 bedrooms upstairs including a primary suite with walk-in closet and ensuite. The 2-BEDROOM, 2-BATHROOM LEGAL basement suites include private entrances, efficient layouts, and excellent rental potential. The detached triple garage is topped with an additional self-contained suite, creating even more flexibility for investors or multi-generational living. With modern finishes, separate laundry, and smart space planning throughout, this turnkey property is designed for strong cash flow and long-term appreciation. Conveniently located close to schools, shopping, transit, and major commuter routes. (id:6769)

Bedroom 4 3.3 m X 2.97 m  
Bedroom 5 3.02 m X 3.61 m  
Living room 4.83 m X 3.96 m  
Dining room 3.93 m X 4.5 m  
Kitchen 4.85 m X 4.5 m  
Den 2.52 m X 2.24 m

Primary Bedroom 4.15 m X 3.96 m  
Bedroom 2 4.02 m X 2.71 m  
Bedroom 3 4.02 m X 2.71 m  
Bedroom 6 3.33 m X 3.99 m  
Second Kitchen 3.59 m X 1.85 m

Listing Presented By:



Originally Listed by:  
Exp Realty

**REMAX Elite**

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