



Edmonton Alberta

\$549,888

Investor alert! Rare side-by-side duplex in Inglewood with excellent cash-flow & long-term redevelopment potential. Each unit offers 2 bedrooms up with spacious living, dining & kitchen plus full basement with baths, laundry & storage. Unit A features a brand-new high-efficiency furnace (Dec 2024) with 10-yr warranty, while Unit B remains operational with recent tune-up. Current tenants are willing to stay, providing immediate rental income & stability for investors. Strong demand in this central location makes it ideal as a hold, house-hack, or income property. Situated on a full lot with lane access, the site also lends itself to future infill development. Inglewood is one of Edmonton's most connected communities--steps to schools, parks, NAIT, MacEwan, & quick transit downtown. Easy access to the Yellowhead, 124 Street shops, Brewery District and the Anthony Henday corridor enhances appeal. A flexible property with multiple exit strategies--hold, redevelop or live in one side & rent the other! HURRY! (id:6769)

Laundry room 5.71 m X 4.76 m

Living room 5.86 m X 4.14 m

Dining room 2.41 m X 2.65 m

Kitchen 3.35 m X 2.74 m

Primary Bedroom 3.35 m X 3.73 m

Bedroom 2 2.41 m X 4.71 m

Bedroom 3 3.35 m X 3.73 m

Bedroom 4 2.41 m X 4.71 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.edmontonhomepros.ca/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca