



Edmonton Alberta

\$574,888

Outstanding opportunity in Prince Charles! This full side-by-side duplex delivers turnkey income with tenants willing to stay, creating immediate returns for investors. Each unit features bright living areas, functional kitchens, family-friendly bedrooms & full basements with rec space, storage, laundry & suite potential. Private fenced yards, patios & double garages enhance tenant appeal. Ideally situated on a large lot surrounded by modern infill construction, this property offers secure cash flow today & excellent redevelopment potential tomorrow. Prince Charles is an up-and-coming central community, prized for tree-lined streets, new home construction, schools, parks, shopping, transit, quick access to NAIT, Royal Alex, Kingsway, Yellowhead, downtown & future LRT. Priced \$20,000 below an independent appraisal just completed, this rare find combines immediate rental income, strong hold security & prime redevelopment upside in one of Edmonton's fastest-growing infill neighbourhoods. YOU MUST HURRY!!! (id:6769)

Family room 5.79 m X 5.75 m

Living room 4.38 m X 5.94 m

Dining room 3.83 m X 1.74 m

Kitchen 3.27 m X 2.43 m

Primary Bedroom 4.08 m X 3.04 m

Bedroom 2 3.38 m X 1.81 m

Bedroom 3 2.83 m X 3.04 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

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