



## Edmonton Alberta

\$789,500

Exceptional investment opportunity! No condo fee! This rare side-by-side duplex boasts 2 legal basement suites, totaling 4 self-contained units each with its own laundry and kitchen. With 10 bedrooms and 6 bathrooms, this property is designed to ensure robust rental cash flow. Each side has a separate title, adding flexibility for future sales or refinancing. Modern upgrades and meticulous maintenance enhance its appeal. Each side includes a single detached garage and an additional parking stall. Ideally located near schools, shopping, and offering quick access to NAIT, 118 Ave, and Yellowhead Trail. Each side includes a single garage, plus ample street parking. Don't miss outcome see it today! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 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 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca