



## Edmonton Alberta

\$299,000

INVESTOR ALERT! A turnkey, cash-flowing asset in the mature neighbourhood of Killarney, located in North Edmonton. This up/down duplex is fully tenanted, generating approximately \$2700/month in combined rent for immediate income. The property features 4 total bedrooms and 2 full bathrooms, with a functional 2-bed/1-bath layout on each level. The basement suite has its own separate walk-up entrance, ensuring privacy and tenant appeal. A major highlight is the presence of TWO separate furnaces, allowing for independent heating controls and simplified utility management. Situated on a large 500 sq meter lot with back-alley access, the property also includes a double detached garage and a massive rear parking pad. With exceptional proximity to NAIT, the Royal Alexandra Hospital, and major transit corridors like 97 St and Yellowhead Trail, this property is a landlord's dream with a constant pool of potential tenants. Don't miss this prime opportunity to add a high-performing rental to your portfolio! (id:6769)

Bedroom 3 2.85 m X 3.1 m

Bedroom 4 3.07 m X 3.3 m

Recreation room 3.25 m X 4.37 m

Second Kitchen 2.9 m X 4.41 m

Living room 3.16 m X 4.41 m

Dining room 3.16 m X 2.21 m

Kitchen 3.19 m X 3.82 m

Primary Bedroom 3.18 m X 3.4 m

Bedroom 2 3.18 m X 3.03 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Summit Realty

**REMAX Elite**

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.