



## Edmonton Alberta

\$565,000

Fantastic Investment Opportunity! This 2,400 SqFt FRONT & BACK DUPLEX offer turn-key CASHFLOW with respectful tenants who would like to stay. Each unit features 1,200 SqFt of above-grade living space, 3 bedrooms, 1.5 baths, and a partly finished basement. Each side has its own outdoor yard space and half of the double detached garage. Sitting on a LARGE 50x130 FT LOT, there's no shortage of parking with 6 outdoor stalls, the double garage, and plenty of street parking. Recent upgrades include: new shingles, some new windows, one upgraded furnace, beautiful tiled showers and backsplash. Located just a 5-minute walk to all levels of school (K-12) and only 10 minutes drive from downtown. Great for investors looking for a turn-key income property or home buyers looking to live in one side and rent the other as a mortgage helper. (id:6769)

Living room 3.89 m X 4.04 m

Dining room 4.59 m X 2.22 m

Kitchen 2.8 m X 3.82 m

Second Kitchen 2.81 m X 5.83 m

Primary Bedroom 4.12 m X 3.34 m

Bedroom 2 3.04 m X 3.5 m

Bedroom 3 3.35 m X 3.06 m

Bedroom 4 4.12 m X 3.33 m

Bedroom 5 3.02 m X 3.47 m

Bedroom 6 3.34 m X 3.05 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://rivervalleyrealty.ca/>

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