



Edmonton Alberta

\$524,888

FRONT & BACK DUPLEX ON 50X130 LOT OFFERING TURN-KEY CASHFLOW TODAY AND UPSIDE TOMORROW. Totals 2,400 SQFT- each 1,200 SqFt side has 3 bedrooms, 1.5 baths, full basement, private entry, fenced yard and half the double garage plus extra off-street parking. TWO LEGAL UNITS ON ONE TITLE. Big-ticket updates already handled--recent shingles, several new windows, one high-efficiency furnace and fresh tile--so you can focus on income rather than repairs. Located 5 minutes walk to schools (K-12) and only mins to downtown, NAIT, and the Royal Alex. Great option to LIVE IN ONE SIDE and RENT THE OTHER or hold as a TURN-KEY INVESTMENT in a strong rental pocket. Tenants are on month-to-month leases, respectful and would like to stay long-term. Buyer can assume tenants or vacant possession can be given in 90 days. (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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