



# Edmonton Alberta

\$899,900

Get Inspired in Lauderdale! This fully tenanted side x side duplex offers unlimited potential with 10 bedrooms plus 2 dens across 4 suites. Each suite features a family room, large kitchen, and separate in-suite laundry. Triple garage (split double and single) on a massive lot. Turnkey condition with extensive capital improvements already done: new roof, new furnaces (12928: 2019; 12930: 2 units), all new appliances, new flooring in 3 of 4 units, whole-unit double drywall soundproofing, new cedar deck and railings, new wood fence, solid core doors, new storm door, and electrical to code. 12928 upper: new countertops, dishwasher, switches and fresh paint. 12930 lower: fully renovated with euro washer/dryer and vinyl plank flooring. 12930 upper: roller shutters and new washer/dryer. Under 4,500 sq ft. total living space. A rare opportunity to acquire a low-maintenance, high performing asset. (id:6769)

Family room 20'7" x 10'9"

Den 10'9" x 8'1"

Bedroom 4 10'10" x 10'1"

Bedroom 5 9'1" x 15'2"

Bedroom 6 9'1" x 15'2"

Living room Measurements not available x 12 m

Dining room 12'1" x 12'7"

Kitchen Measurements not available x 9 m

Primary Bedroom 11' x 14'4"

Bedroom 2 9'11" x 10'10"

Bedroom 3 11' x 7'9"

Additional bedroom 11' x 14'4"

Bedroom 9'11" x 10'10"

Listing Presented By:



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