



## Edmonton Alberta

\$570,000

Presenting a prime side-by-side duplex offering four distinct two-bedroom suites, each with independent access. 6120 132 AV NW/13203 62 ST NW has two legal addresses and is fully rented out, generating a robust gross monthly rental income of \$5,494 - almost 1% of the list price! Strategically situated on a generous 710 square meter corner lot, the property's rear boundary adjoins a community park, offering enhanced privacy and green space. On-site amenities include a substantial detached double garage and an expansive parking pad, providing ample off-street parking. Recent municipal enhancements to the neighbourhood include new street paving and curb installations. Conveniently located near the LRT and bus route . Included with the property are four refrigerators, four stoves, four hood fans, and three sets of washers and dryers, enhancing tenant convenience. This corner lot is a great property to earn immediate income with fantastic future redevelopment potential. (id:6769)

Family room 3.62 m X 2.72 m

Bedroom 3 3.56 m X 3.5 m

Bedroom 4 3.71 m X 3.61 m

Additional bedroom 3.51 m X 3.33 m

Bedroom 3.33 m X 2.82 m

Living room 5.37 m X 3.69 m

Dining room 2.88 m X 2.81 m

Kitchen 2.89 m X 2.34 m

Primary Bedroom 3.56 m X 3.07 m

Bedroom 2 3.7 m X 3.15 m

Bedroom 5 3.48 m X 3.46 m

Bedroom 6 3.47 m X 3.02 m

Listing Presented By:



Originally Listed by:  
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