



## Edmonton Alberta

\$864,900

Exceptional investment opportunity in the heart of King Edward Park! This side-by-side duplex at 7304/7306 78 Avenue NW offers incredible income potential with a total of four separate living spaces (3 bed 1 bath main floors, 2 bed 1 bath basements for a total of 10 beds 4 baths). Each main floor features a bright and functional layout with spacious living areas, well-appointed kitchens, and comfortable bedrooms, while the lower suites provide additional flexibility for extended family. Situated on a large lot with ample parking, this property is ideal for investors owner-occupants. Located in one of Edmonton's most desirable central communities, you're just minutes from Whyte Avenue, Mill Creek Ravine, Downtown, the University of Alberta, schools, parks, shopping, and transit. A rare opportunity to own a versatile multi-generational or revenue-generating property in a prime location with strong long-term growth potential. (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Listing Presented By:



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