



Edmonton Alberta

\$499,000

Exceptional investment opportunity! This full side-by-side duplex (8704 & 8708 117 Street NW) is being offered on one title, making it the perfect addition to any investment portfolio. Situated on a large corner lot, this property offers excellent redevelopment potential while generating rental income today. Each unit features its own private entrance, functional layout, and separate living space, providing flexibility for tenants or future owner occupancy. A detached double garage adds valuable parking and storage. Conveniently located close to schools, public transit, shopping, parks, the University of Alberta, and major commuter routes. Whether you're looking to expand your rental portfolio, live in one side and rent the other, or secure a prime future development site, this is an opportunity you won't want to miss! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

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:



Originally Listed by:
REMAX River City

<https://dianawong.ca/>



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