



Edmonton Alberta

\$454,988

Rare opportunity to acquire both sides of a well-maintained half-duplex, offering 4 self-contained units (total), each with its own private entrance. Each half features a main-floor residence with a fully developed basement unit, creating a flexible configuration ideal for investors or owner-occupiers seeking a mortgage helper. The layouts are efficient & practical, with bright main-floor living spaces & developed basements that add bedrooms, full bathrooms, & dedicated laundry areas. Separate entrances for all four units enhance privacy, functionality, & long-term tenant appeal while supporting a variety of ownership strategies, including multi-generational living or income-offset use. Located steps from the river valley, the property offers immediate access to trails, green space, & established west-end amenities. Opportunities combining unit count, separate access, & river valley proximity are rarely available, making this a compelling long-term investment opportunity. 2 units in each half-duplex. (id:6769)

Bedroom 3 3.69 m X 2.16 m

Second Kitchen 3.29 m X 2.48 m

Laundry room 1.86 m X 0.79 m

Living room 3.69 m X 4.49 m

Dining room 3.57 m X 2.43 m

Kitchen 5.67 m X 3.2 m

Primary Bedroom 6.58 m X 3 m

Bedroom 2 3.47 m X 2.54 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.edmontonhomepros.ca/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax: broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.