



# Edmonton Alberta

\$515,000

INVESTORS! Young Professionals! Are you looking for an absolutely stellar property that can propel your financial future forward!? This property is for you! Tucked in nicely in the south portion of Westmount a half a block off of Stony Plain Road and 2 blocks from 124th Street, it is perfectly located with great access to downtown, West Edmonton Mall, and a quick trip to the university area. This front/back duplex with a fully finished basement is currently being run as 2 AirBnb units and is absolutely crushing it! Whether you keep running short term rentals, or you want to live on the main floor and AirBnb the basement, is up to you! This chic and modern infill has 3 bedrooms and 2.5 baths for the main floor and upstairs, and has a fully contained 1 bedroom 1 bathroom suite with 2 separate entrances! Full double garage in the back as well for plenty of parking. The numbers on this property will surprise you! It cannot be overstated! It can also be packaged with Unit 1 as well! (id:6769)

Bedroom 4 Measurements not available

Living room 3.68 m X 4.14 m

Dining room 3.23 m X 1.99 m

Kitchen 4.08 m X 3.79 m

Primary Bedroom 3.51 m X 3.45 m

Bedroom 2 2.8 m X 2.4 m

Bedroom 3 2.8 m X 2.41 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**RE/MAX**

**RE/MAX River City**

13120 St. Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-457-3777

Fax:

[simon@simonchong.com](mailto:simon@simonchong.com)

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.