



## Edmonton Alberta

\$355,000

INVESTORS - Rare Legal Half Duplex with LEGAL Suite in Canora. 3 beds up, 2 beds down, with the mirrored unit next door also available - combine for a legal 4-plex with 10 bedrooms, separate title. The ability to finance each half with separate lenders is an extremely rare advantage. Partner-friendly structure lets you split ownership seamlessly, refinance each side independently, and sell together or separately for maximum exit flexibility. No subdivision required for future individual sale, saving you more down the road. Located steps from the upcoming 156th St LRT stop in a neighbourhood already seeing lots of infill and brand-new duplex builds lining the entire street. Strong purchase price relative to land value makes this a compelling entry point. Easy access to Stony Plain Road, downtown, and all West and Central Edmonton amenities, with multiple transit options nearby. A legal income property with this level of structural flexibility and future optionality is genuinely hard to find. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

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

Listing Presented By:



Originally Listed by:  
Logic Realty

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**RE/MAX ELITE**

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