



Edmonton Alberta

\$630,000

Excellent investment opportunity in the mature community of Canora! This full bungalow-style duplex offers incredible potential with both units featuring spacious layouts and separate basements that could be developed into additional suites (basement bedrooms currently lack legal egress). One side offers 3 bedrooms, while the other has 2, with the back bedrooms combined to create a large primary that can easily be converted back. Options abound: develop and rent all 4 suites for maximum income, live in one side and rent the other to offset your mortgage, or create an ideal setup for multigenerational living that offers plenty of privacy and space for everyone. Situated on a quiet street close to schools, parks, shopping, and public transit, this well-located property provides versatility and long-term value for investors or homeowners seeking flexibility. Pictures Virtually Staged. (id:6769)

Family room 18'1 x 19'11

Bonus Room 18'4 x 12'10

Living room 15'4" x 13'2

Dining room 8'9" x 8'9"

Kitchen 10'7" x 8'8"

Primary Bedroom 19'5" x 13'

Bedroom 2 8'9" x 12'7

Bedroom 3 10'2" x 8'

Bedroom 4 10'3" x 8'

Second Kitchen 10'6" x 8'9"

Bedroom 5 10'3" x 13'

Listing Presented By:



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