



Edmonton Alberta

\$744,900

Seize this opportunity to own a 2016-built Front/Back Duplex and enjoy full ownership. Live in one unit while renting the other—or rent both for maximum income. Ideally located near downtown, NAIT, Royal Alexandra Hospital, Kingsway Mall, LRT Station, the local community center, and more. Each unit is approximately 1200 sqft and features two entrances and separate utility meters for rental ease. Lots of windows to brighten these units. The front unit, which is currently rented for \$1795 per month, offers 3 bedrooms, 2.5 bathrooms, and an unfinished basement for future expansion. The Back unit, which has been rented for \$2350 monthly, boasts 4 bedrooms, 3.5 bathrooms, newly installed LVP upstairs, and a fully finished basement with a bedroom, den, and 3-pc bath. Both kitchens feature quartz countertops, stainless steel appliances, and ample cabinetry. A spacious rear parking pad fits up to 4 vehicles. Act now—don't miss this opportunity! (id:6769)

Den Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Second Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Listing Presented By:



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