



## Edmonton Alberta

\$699,900

This well-located property is a side-by-side bungalow duplex in sought-after Westmount, offering 4 separate living spaces with developed kitchens and separate basement entrances. The main floor features two spacious 2-bedroom suites with bright, functional layouts, hardwood flooring, and central vac. The lower level includes two 1-bedroom spaces, adding strong income potential. Each unit has its own furnace, and share an easily accessible laundry area with 2 washers and 2 dryers. Situated on a 50' x 140' RM h16 zoned lot, the property offers excellent redevelopment potential while generating steady cash flow today. A large rear parking area with powered stalls adds convenience and tenant appeal. Long-term tenants are in place, making this a turnkey investment. Close to Westmount Shopping Centre, transit, schools, major routes, downtown, 124 Street, and the river valley. The neighbouring 4-plex is also available, creating a rare land assembly opportunity. This is a great investment opportunity! (id:6769)

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

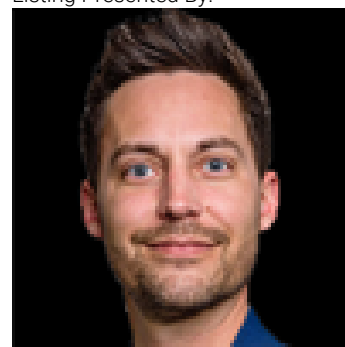
Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



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MaxWell Devonshire Realty

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