



**Whitehorse Yukon**

**\$739,000**



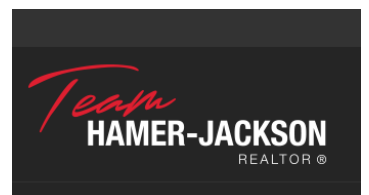
Investor-friendly and income-ready--57 Eugene Avenue is a turn-key legal suite property in Whistle Bend. Featuring a 2-bedroom, 1-bathroom upper unit and an approved 2-bedroom, 1-bathroom suite below, it's perfect for generating rental income or living upstairs with mortgage help. The main floor suite (approx. 1,000 sqft) offers open-concept living with a west-facing window, spacious dining area, and a functional kitchen with peninsula seating, ample cabinets, stainless steel appliances, and deck access. Two bedrooms, a full bath, and in-unit laundry complete the space. The lower suite (approx. 800 sqft) showcases a modern kitchen with butcher block counters, tiled backsplash, stainless appliances, and a coffee bar. Two separated bedrooms, a full bath, and access to shared laundry round it out. Outside: fenced, landscaped front yard, ground-level patio, and ample rear parking. ?Tenant occupied--24 hrs' notice to view. Smart layout, strong rental appeal--this one's built to perform. (id:6769)

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