



## Edmonton Alberta

\$1,249,999

INCREDIBLE TURN-KEY INVESTMENT OPPORTUNITY WITH 4 LEGAL RENTAL UNITS IN HIGH-DEMAND FOREST HEIGHTS! This side-by-side duplex with full legal basement suites offers exceptional income potential in a prime location close to downtown, the river valley, schools, shopping, transit, and major commuter routes. Each main floor features 9' ceilings, hardwood flooring, quartz countertops, a bright open-concept layout, gas fireplace, white kitchen, spacious dining area, stunning architectural wood feature surrounding the staircase, and a convenient 2-piece bath. Upstairs, both sides offer a large primary bedroom with walk-in closet and 3-piece ensuite, two additional bedrooms, a 4-piece bath, and upper-floor laundry. Each legal basement suite includes a full kitchen, living area with large windows, two bedrooms, a full bath, and separate laundry. Outside, each side enjoys a landscaped, fully fenced private yard with deck and its own double detached garage. \$7600+ in RENTAL INCOME! (id:6769)

Bedroom 4 8'9 x 9'

Bedroom 5 8'9 x 12'5

Second Kitchen 2'5 x 13'1

Utility room 6'5 x 12'5

Living room 16'4 x 16'2

Dining room 10'10 x 16'2

Kitchen 12'5 x 14'10

Primary Bedroom 11'1 x 15'8

Bedroom 2 9'1 x 10'11

Bedroom 3 11'3 x 10'

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



Royal

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