



## Edmonton Alberta

\$497,500

Fully renovated, legally suited cash-flowing property sitting on a massive 630 sq.m CORNER LOT! Shows 10/10. Current rents are \$1,950 incl utilities upstairs & \$1,450 incl utilities downstairs for a total of \$3,400/month w/ room to increase by renting out the garage, which is currently vacant. The upper suite offers an open concept floor plan w/ 3 bedrooms & 1.5 bathrooms & its own laundry. The lower level offers a RARE 3 bed & 2 full bath fully self contained suite w/ separate laundry. The property has undergone extensive renovations by the previous owner, including updates to roof, windows, plumbing, electrical, soundproof insulation, kitchen, flooring, paint, appliances, furnace & hot water tank (dates to be verified by buyer). The perfect property for the savvy investor looking for cash flow from day one, w/ long term upside with multiple exit strategies & endless redevelopment potential on this large corner lot, an ideal buy & hold opportunity. Don't miss this one! (id:6769)

Bedroom 6 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Laundry room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.