



10331 135 Street Edmonton AB

\$2,999,999

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain add'l info. This high-end 4-plex with 4 legal suites is situated in one of Edmonton's most desirable and prestigious neighbourhoods. Located 50 meters from the LRT station, it offers unparalleled convenience, especially during the winter months, and is steps away from The Columbian Coffee and Vies for Pies. This project qualifies for CMHC MLI Select, providing attractive financing options. It features 12 bedrooms and 14 bathrooms, with each main-level and 2nd-floor unit consisting of two large bedrooms with ensuites, while the basement suites include spacious one-bedroom layouts with high-end kitchens, stylish bathrooms, and in-suite laundry. Additional features include four single detached garages, separate walkouts for basement suites, premium finishes throughout, and a fully landscaped and fenced property. With a projected income of \$215K+ annually and based on a 5.5% cap rate, this property offers significant potential

Listing Presented By:



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HonestDoor Inc

michelle@honestdoor.com
<https://www.honestdoor.com>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net