



## 11112 54 Avenue Edmonton AB

\$999,000

This investment property is one of a kind, the safest investment with rental income \$80,000/year! Prime location for university students, walking distance to Southgate LRT, currently rented to U of A students that want to stay long term. Over 250k spent on renovations, property looks brand new! All new flooring, kitchen cabinets, appliances, doors, baseboards, trims, custom made blinds, electrical, plumbing, three new furnaces, Hot Water on Demand etc...200 AMP. Lifetime Metal Roof, Legal basement suite, triple heated garage, fenced yard and so much more. This is like a brand new house on a huge corner lot, don't delay as this won't last for long!

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

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