



## 11716 124 Street Edmonton AB

\$699,900

Bright 4 plex at 11716 124 St, Edmonton, AB. Property has newer large windows. The 2 units on the main floor are unit #1 (2 bedrooms \$1,100.00/m) & unit #2 (1 bedroom \$850.00/m). The 2 units in the basement are unit #3 (1 bedroom \$950.00/m) & unit #4 (1 bedroom \$950.00/m). Each unit has its own power meter. 1 meter for water & 1 meter for gas. Property has an outside front upstairs access directly to unit #1's front door. Property has an outside upstairs access at the back to unit #2's front door. Property has a door at the front going inside downstairs to Unit #3 & unit 4's front door. Property's side door goes through the inside upstairs to unit #1 and unit #2 and the inside downstairs to laundry room with furnace & hwt & to unit #3 & 4's back door. Double detached garage at the back with back lane access renting @ \$200.00/m. PROPERTY TAX FOR 2023 IS \$5,349.28. UTILITIES 2023 ABOUT \$6,272.90. BUILDING INSURANCE 2023 ABOUT \$2,178.00. LANDSCAPING & SNOW REMOVAL 2023 ABOUT \$1,200.00.

Listing Presented By:



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