



12111/12109 101 Street Edmonton AB

\$864,000

Amazing INVESTMENT PROPERTY with a great location, close to Downtown (5 minutes driving), NAIT, Royal Alex Hospital, Kingsway Mall, and Yellowhead Highway. The side by side duplex was built in 1980, both duplexes are mirror image, (except the top level of 12109 which has 3 bedrooms instead of 2). Each duplex level has a separate entrance (2 or 3 bedrooms on each level) and separated triple detached garage in the back with alley access facing 97st. The neighborhood is undergoing revitalization with several infills with new & many renovated houses, completed in the last couple years. Washer and Dryer is shared in each side of the duplex is coin operated. Each level has separate kitchen suite, the appliances are included. Approximately the cash flow is \$5,000 monthly. Come and take a look. Don't miss this great income generating asset in a great community in Edmonton.

Listing Presented By:



Originally Listed by:
Royal LePage Summit Realty

NUVISTA@TELUS.NET
<http://Patrickgonzalez.realtor>



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

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