



# 12303 121 Avenue Edmonton AB

\$2,199,000

Prime location with fantastic design and build by houseofmodernity . Cap rate 5.8% 4plex with 4 legal suites features 9 ft ceilings on all 3 levels, gas appliances, 2 bed 2 bathroom ensuite layout for the second floor. a large bedroom shared by kids instead of being crammed into a small 3 bedroom model you would see in a basic townhouse. And of course to the working professionals who each want to have there own space. Seperate entrance for legal basement suite. Option to be rented as one whole unit as well. Vaulted ceilings for the bedrooms. basement is large and spacious and features one bedroom with living room large enough to have a pull out sofa if you wanted that extra sleeping space. Designer lighting package, high end finishes. Rental income for properties done by this builder average Rental income is \$14K + Utilities for the entire building. Some clients have done air bnb for there basement units generating over \$2k a month for each suite. PHOTOS OF SIMILIAR PROPERTY. POSSESSION DECEMBER 2024

Listing Presented By:



Originally Listed by:  
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