



## 12403 122 Avenue Edmonton AB

\$2,095,000

Located on a beautiful tree-lined street sits this Brand new 4Plex built by Bloc 53 Developments featuring 4 legal basement suites for a total of 8 units making it a great addition to any real estate portfolio. This beautiful building is not your typical 4plex building & features the high end finishings throughout. Perfect for the CMHC MLI Select Program with projected cash flow in the range of \$14,000/month and comes fully finished inside and out. Main floor features include oak vinyl plank, designer lighting, designer plumbing, upgraded kitchen cabinets, 9 ft ceilings, quartz tops throughout all floors & much more. All Upper floors feature 2 master bedrooms with their own ensuite bathrooms. All units feature a full set of appliances, comes fully landscaped & features 4 single garages with a full parking pad for additional parking. Prince Charles is blocks away from trendy 124 St, the Brewery District, minutes to the downtown core and ideal for attracting quality tenants!

Listing Presented By:



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