



# 15303-15309 95 Avenue Edmonton AB

\$2,139,000

Welcome to this INCREDIBLE 8 UNIT CASHFLOWING BUILDING that's nestled in the HIGHLY DESIRABLE Sherwood community with great proximity to the NEW WEST VALLEY LINE LRT. 16 BDRMS & 12 BATH TOTAL, & MODERN CURB APPEAL; this property is sure to IMPRESS! Upon entering the main levels you're greeted by a BRIGHT & WELCOMING ambiance w/TONS of NATURAL LIGHT from the living/dining room window!! Kitchen is adjacent & boasts AMPLE CABINETRY w/QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, UPGRADED BLACK HARDWARE & FIXTURES. A 2PC bath completes the main floor. All 4 upper levels is where you'll find the PRIMARY w/a CONTEMPORARY 3PC ENSUITE, 2 ADDITIONAL BDRMS, LAUNDRY, & 4PC BATH! BSMTS are all FULLY FINISHED, have SEPARATE ENTRANCES & host a 2nd KITCHEN also with BRIGHT WHITE CABINETRY & STAINLESS STEEL APPLIANCES, 2nd LIVING AREA, IN-FLOOR HEATING, BDRM w/WALK-IN-CLOSET, 4PC BATH, STACKABLE LAUNDRY, & UTILITY ROOM with QUADRUPLE GARAGE. This fully-tenanted home is the TOTAL PKG that offers A+ LOCATION!

Listing Presented By:



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