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# 417 WOODVALE Road Edmonton AB

\$428,900

Massive investor ALERT in heart of millwoods. 48 foot frontage and 128 feet length of lot. CMHC MLI SELECT applicable lot with plans for side by side duplex with 5 total units, 4 beds 3 full bath on both main dwellings including full bath and bed on main floors, 2 bed legal suites for both sides and full 2 bedroom garden suite with 2 double detached garages. House is currently in very good condition, turnkey for renters, can easily turn upstairs into 3 bedrooms, and add kitchen downstairs if you want a rental property which cashflows immediately. Opportunity is knocking. In Edmontons current growing economy properties like these in prime locations are hard to find. Close to all major amenities including schools, shopping, public transport, new LRT and the grey nuns hospital, this property is calling.

Listing Presented By:



Originally Listed by:  
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