



## 8604 130 Avenue Edmonton AB

\$1,399,999

Investment ALERT!! Built in 2021 this luxury 4plex is located in the mature neighbourhood of Killarney, situated just minutes from downtown, schools, shopping and the Yellowhead Trail. A total of 12 Bedrooms and 12 Bathrooms. You are welcomed by a modern open concept, the main floor features a chefs kitchen with S.S appliances, Quartz countertops throughout, a large living and dining room space with a 2pc bath. Upstairs has 3 well sized bedrooms including the primary suite with a 4 pc ensuite and large closet. An additional 4 pc bath completes the second level. Basement is unfinished and has potential for another suite. All 4 units are presently leased to tenants for 1yr and can be extended. 4 single car pad garage, plus additional pad concrete. These units \$1850 monthly rental, not including utilities. No Condo Fee's.

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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