



9921 85 Avenue Edmonton AB

\$1,150,000

This immaculate fourplex is located at 9921 - 85 Avenue in Edmonton, Alberta in the Strathcona neighborhood. It is a two-story low-rise, wood-frame construction building with surface parking. The suite mix is 1 one bedroom (950), 1 - two bedroom + large storage (1695), 1 - three bedroom (1720) and 1- 4 bedroom (1900). The suites are spectacular: Newer doors, flooring, windows and blinds, lighting, cabinets and countertops, stainless steel appliances, toilets, and tubs. Convenient deck in the rear of the building. Larger suites with a fully finished lower level which adds almost twice the living space. Lower-level amenities include a washer and dryer, finished bathroom with newer tubs, backsplashes and toilets, own furnace and HWT. Total rent roll of \$6,745 per month, Taxes \$10,834.64, Utilities \$4,100 per year, Insurance \$4,850 per year. This one is a must see!

Listing Presented By:



Originally Listed by:
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