



## Edmonton Alberta

\$1,550,000

Excellent opportunity to own a 2014 built 4 plex in Bonnie Doon area with separate titles steps away from Bonnie Doon Mall, LRT station with easy access to downtown & University. Main floor: A good-sized living room, fireplace, hardwood flooring, a modern kitchen with quartz counters overlooking the deck & a 2P bath. Upstairs you find a large master bedroom with a walk-in closet and a 4 piece ensuite with a jacuzzi soaker tub! There is also a 2nd bedroom and bathroom and a naturally bright den with a skylight. The basement is finished with large windows, laundry, a bathroom, a family room, & a 3rd bedroom in 2 units. Quartz throughout! Acrylic Stucco! 4 sets of appliances. Each unit comes with a tandem parking stall (2 stalls), for a total of 8 parking stalls. All nestled in beautiful Bonnie Doon! 2024 Total Income: \$87,657, Operating Expenses: \$18,031.64, Net Operating Income: \$69,625 (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Storage Measurements not available

Laundry room Measurements not available

Living room 5.82 m X 5.57 m

Dining room 3.28 m X 2.96 m

Kitchen 2.92 m X 2.56 m

Primary Bedroom 4.73 m X 2.93 m

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.realtyedmonton.ca/>



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