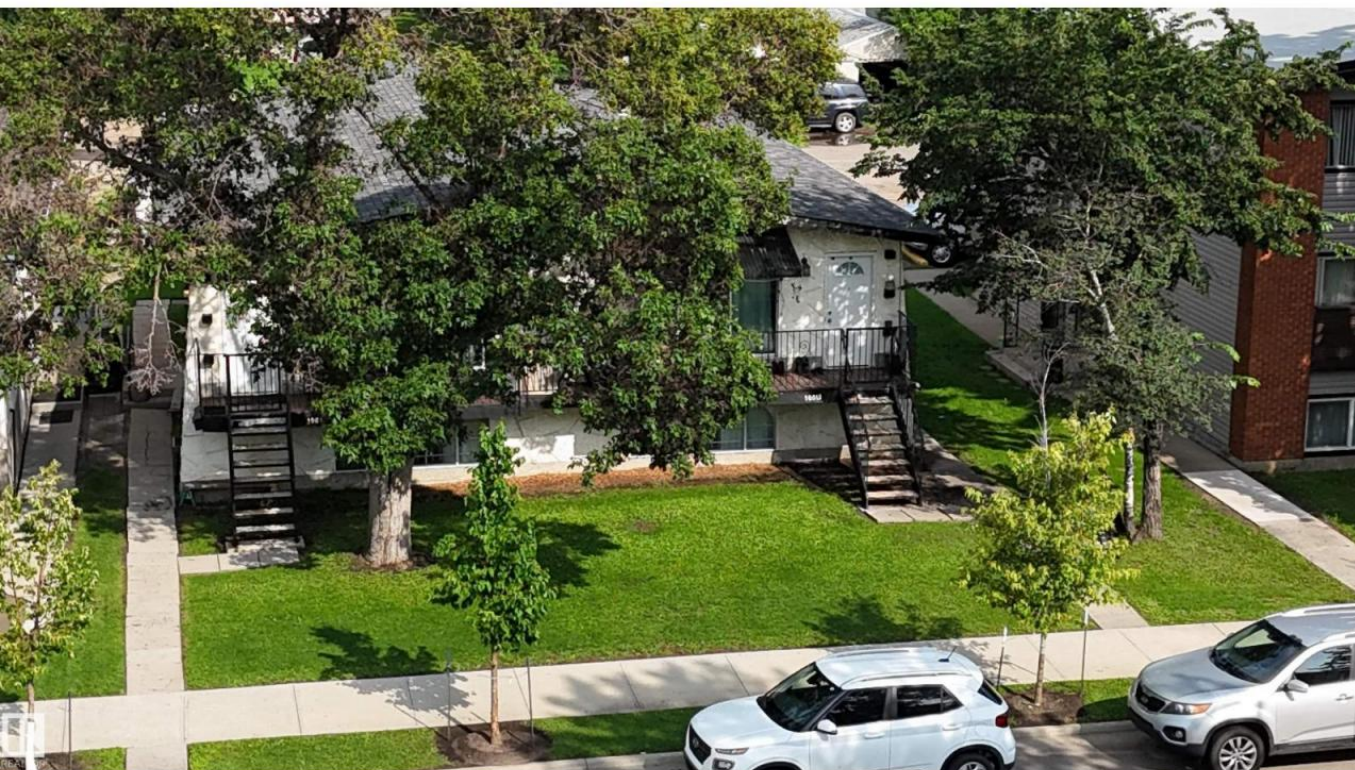




Edmonton Alberta

\$799,000

RMh23 DEVELOPMENT SITE! ONLY 400m to LRT STATION! 4 SELF-CONTAINED UNITS | FUTURE VALLEY LINE LRT! Exceptional TURNKEY OPPORTUNITY! This substantially renovated LEGAL 4-plex features 4 ENTIRELY SELF-CONTAINED LEGAL UNITS, each with its own PRIVATE ENTRANCE - PRIVATE LAUNDRY - SEPARATE BREAKER BOXES - So.....NOTHING IS SHARED AMONG TENANTS! Also with INDEPENDENT HEAT CONTROL in all units! Fully finished and insulated double detached garage with a new furnace. NEW ROOF & exterior(2017) TOO MANY UPGRADES TO LIST HERE! This gem offers an impressive total of: 11 BEDROOMS, 4 KITCHENS & 4 FULL BATHROOMS providing strong rental income and flexibility for tenan. FULLY OCCUPIED + STABILIZED! This is a true TURNKEY INVESTMENT with minimal hassles for the next owner. Best of all, you're ONLY A 5 MIN WALK TO THE FUTURE LRT STATION! Also and AMAZING INFILL OPPORTUNITY w/ PRESENT ZONING allowing any NEW BUILDING HEIGHT OF 23 METERS! This allows a NEW INFILL OF 8 STOREYS! AMAZING ZONING & REDEVELOPMENT POTENTIAL! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty



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