



Edmonton Alberta

\$589,000

44 x 150 CORNER LOT with DP approved for 4PLEX (8 Units in Total). This prime location is just minutes away from downtown, LRT, NAIT, public transit, and Yellowhead Trail, making it perfect for your future multi-family development plans. The current DP's/4-PLEX floor plan includes 3 bedrooms and 2.5 bathrooms, along with a den on the main floor, as well as a legal 2-bedroom suite in the basement. The property is in good condition and currently rented, offering the option to hold as an investment. It features updated mechanical systems and a new roof. (id:6769)

Recreation room 22.2 m X 16.6 m

Living room 16.9 m X 11.7 m

Dining room 10 m X 9.5 m

Kitchen 9.8 m X 8.3 m

Bedroom 3 11.6 m X 10.4 m

Primary Bedroom 13.8 m X 10.4 m

Bedroom 2 13.7 m X 9.1 m

Listing Presented By:



Originally Listed by:
Century 21 Quantum Realty

<https://yegestates.com/>



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