



## Edmonton Alberta

\$424,900

WELCOME TO THIS WELL-KEPT PROPERTY IN EDMONTON'S DOWNTOWN EAST AREA--A CLEAN, QUIET, AND AFFORDABLE OPPORTUNITY WITH STRONG LONG-TERM APPEAL. The building has received IMPORTANT RECENT UPGRADES, including a 2020 HOT WATER TANK, 2020 FURNACE, 2024 ROOF, and 2024 EAVESTROUGHS, offering REDUCED FUTURE CAPITAL REQUIREMENTS. This property features 4 KITCHENS, 2 BATHROOMS, and 6 BEDROOMS, offering a SIMPLE, FUNCTIONAL LAYOUT that supports a variety of living arrangements and consistent demand in this market. ENGINEERED POSTING WAS INSTALLED INSIDE, and TRENCHED SKIRTING WAS COMPLETED ON THE EXTERIOR to HELP EXTEND THE LIFE OF THE FOUNDATION--A SIGNIFICANT VALUE ADD for long-term stability. The PROPERTY IS FULLY ENCLOSED with 6-FOOT SECURITY FENCING AND LOCKED GATES, promoting a SAFE AND CONTROLLED ENVIRONMENT. OCCUPANCY HAS BEEN EXTREMELY STABLE, with LONG-TERM RESIDENTS. (id:6769)

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Second Kitchen Measurements not available

Second Kitchen Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Second Kitchen Measurements not available

Listing Presented By:



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Exp Realty



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