



## Edmonton Alberta

\$814,900

6 UNIT BUILDING, INCREDIBLE INVESTMENT OPPORTUNITY in Edmonton's CANORA NEIGHBOURHOOD!

This fully developed property features 6 SELF-CONTAINED UNITS--ideal for generating consistent rental income. The TWO UPPER UNITS each offer 3 BEDROOMS, a full KITCHEN, LIVING AND DINING AREAS, IN-SUITE LAUNDRY, and a 4-PIECE BATHROOM. The LOWER LEVEL includes THREE 1-BEDROOM SUITES and ONE BACHELOR UNIT, all with their own KITCHENS and FULL BATHROOMS. A shared COIN-OPERATED LAUNDRY is available for basement tenants. Outside, you'll find an OVERSIZED DOUBLE GARAGE, 6 STORAGE UNITS, and ample parking. Located on a QUIET, TREE-LINED STREET close to schools, shopping, and transit, this property is perfect for investors seeking strong cash flow and long-term value. Goods included: 6 REFRIGERATORS, 6 ELECTRIC STOVES, 1 DISHWASHER, 3 WASHERS, and 3 DRYERS. (id:6769)

Family room 3.78 m X 3.19 m

Bedroom 4 2.65 m X 2.79 m

Bonus Room 3.33 m X 5.72 m

Bedroom 5 2.81 m X 2.76 m

Second Kitchen 4.86 m X 2.7 m

Living room 3.71 m X 5.89 m

Dining room 3.62 m X 3.46 m

Kitchen 2.5 m X 3.03 m

Primary Bedroom 3.33 m X 3.21 m

Bedroom 2 2.69 m X 2.55 m

Bedroom 3 2.5 m X 3.21 m

Bedroom 6 3.42 m X 3.2 m

Additional bedroom 2.67 m X 2.54 m

Bedroom 2.43 m X 3.19 m

Listing Presented By:



Originally Listed by:  
Exp Realty



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