



Edmonton Alberta

\$1,999,000

FANTASTIC CMHC MLI SELECT OPPORTUNITY! BRAND NEW SIDE BY SIDE DUPLEX IN GROVENOR. 6 UNITS IN TOTAL including 2 ovszd GARAGE SUITES. *6 sets of appliances. 6 washers & dryers includ.* This duplex has (2) 2-storey units each with 1980+ABOVE GRADE sqftg . 2 FULLY-FINISHED LEGAL BSMT SUITES each with 900+finished sqftg. 2 GARAGE SUITES each with 680+sqftg. TOTAL OF 10 BDRMS, 8 FULL BATHS & 2 HALF BATHS throughout both units. Exceptional attention to detail & construction quality. Tons of UPGRADES: Oversized islands, 10ft ceilings, BBQ gaslines, built in's, framed mirrors, upgraded appliances (2 gas cooktops in main 2 stry)/ 6 dishwashers, upgraded plumbing fixtures, triple pane windows, 6 high effic. furnaces, 2 gas fireplaces. Extensive money spent on exterior details including ovszd windows, cultured stone accents; phenomenal street & backyard appeal! FULLY LANDSCAPED! ABNHW! Your amazing investment opportunity in this glorious neighborhood will attract quality tenants & likely above market rent! Why wait!? (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Mud room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net