



Edmonton Alberta

\$947,000

Experience a HIGH-DEMAND LEGAL BASEMENT ASSET 3 BEDROOM SUITE that feels like a main floor. 9 ft High Ceilings, SEPARATE ENTRY. Located in a HIGH-FREQUENCY HOME WHERE STEWARDSHIP & RESPECT ARE THE STANDARD. Numbers don't lie, but they do tell a story. The story of 10806 72 AV is one of EQUITY ACCELERATION. Your 3-bedroom legal engine subsidize A LUXURY LIFESTYLE. You get the TRIPLE-ENSUITE PREMIUM. Having 3 bedrooms in the Upper Level with their OWN BATHROOMS means this HOME is FUTURE-PROOFED for MULTI-GENERATIONAL LIVING or a HIGH-END Airbnb (EXECUTIVE RENTAL STRATEGY), 2 BALCONIES - front & back of the home and the STATUS -- the tenant provides the wealth. The DEN/OFFICE on main is an AUTHORITY COMMAND CENTRE with a half bath to host clients. In the UNIVERSITY AREA PARKING IS LIQUID GOLD. Having 4 dedicated spots adds roughly \$30,000-\$50,000 in perceived value to the asset. This isn't just a purchase; it's a SOVEREIGN WEALTH TRANSFER. Shall we secure this vessel before another investor does the math? (id:6769)

Bedroom 4 2.6 m X 4.29 m
 Bedroom 5 3.05 m X 3.25 m
 Bedroom 6 3.06 m X 4.09 m
 Second Kitchen 4.24 m X 3.54 m
 Utility room 3.77 m X 2.46 m
 Recreation room 4.24 m X 2.13 m
 Living room 4.11 m X 5.08 m

Dining room 6.08 m X 3.36 m
 Kitchen 2.75 m X 5.03 m
 Family room 4.54 m X 4.52 m
 Den 3.08 m X 2.38 m
 Primary Bedroom 4.32 m X 4.83 m
 Bedroom 2 3.51 m X 4.2 m
 Bedroom 3 3.68 m X 4.21 m

Listing Presented By:



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