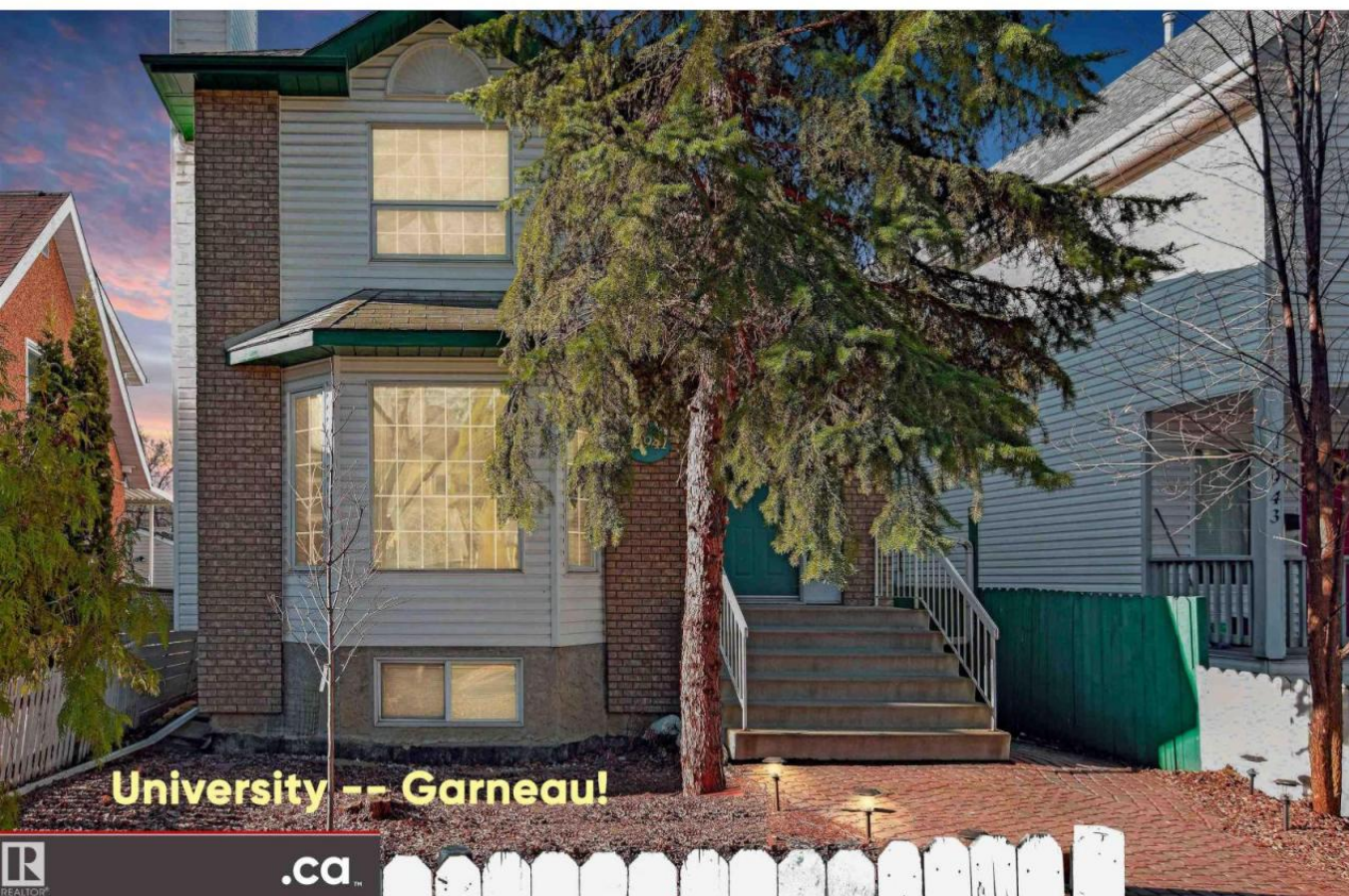




Edmonton Alberta

\$995,000

* ATTENTION EXPERIENCED AND PREAPPROVED LANDLORD INVESTORS ONLY -- PRIME INVESTMENT / USER-OCCUPANCY OPPORTUNITY IN GARNEAU! Nice 1994-built 2-storey -- three distinct levels with 3 kitchens; 3 laundry areas; 7 bedrooms; 5 full bathrooms; and 3 living / dining spaces. Very good condition main level: 2 BDRM, 2 BATH, & solarium office. Good condition upper level: 3 BDRM, 2 BATH including jacuzzi & walk-in closet. Good condition lower level with 2 BDRM + den. Other features include: upgraded insulation; 2 newer separately-zoned furnaces; good quality windows; picket fence; oversized double garage (430 sq. ft. interior, 19.5' / 23.5' long x 18.3' wide & 12' high ceiling); plus four valuable exterior parking stalls. Premium high-demand tenant location only 1 block to Whyte Avenue & within walking or biking distance to 109 Street; transit; LRT; University of Alberta; University Hospital; & grocery / retail / bank / restaurant / pharmacy / auto / etc. ELEVATE YOUR INVESTMENT PORTFOLIO WITH THIS GEM IN GARNEAU! (id:6769)

Den 4.5 m x Measurements not available

Second Kitchen 3.4 m x Measurements not available

Bedroom 6 3.9 m x Measurements not available

Additional bedroom 5.5 m x Measurements not available

Living room 4.6 m x Measurements not available

Dining room 4.1 m x Measurements not available

Kitchen 3 m x Measurements not available

Bedroom 4 3.1 m x Measurements not available

Bedroom 5 4.1 m x Measurements not available

Family room 4 m x Measurements not available

Primary Bedroom 4.6 m x Measurements not available

Bedroom 2 3 m x Measurements not available

Bedroom 3 4.6 m x Measurements not available

Bonus Room 4 m x Measurements not available

Listing Presented By:



Originally Listed by:
MaxWell Polaris

<http://www.kellygrant.ca/>



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