



Edmonton Alberta

\$250,000

Excellent investment opportunity in the heart of McCauley! This well located three plex features an upper suite, main floor suite, and an unfinished basement suite all with separate entrances and kitchens & laundries, offering outstanding rental income potential and future value-add opportunities. The basement is ready for development, allowing investors to increase cash flow and maximize return. Situated in a great location with convenient access to downtown Edmonton, public transit, schools, shopping, and major roadways, this property is ideally positioned for strong tenant demand. Whether you're looking to expand your rental portfolio or live in one unit while renting out the others, this versatile multi-family property presents a solid long-term investment opportunity in a central, revitalizing neighbourhood. (id:6769)

Living room 3.35 m X 3.24 m

Kitchen 3.63 m X 3.04 m

Bedroom 3 3.36 m X 2.9 m

Bedroom 4 3.35 m X 2.35 m

Family room 3.4 m X 3.56 m

Primary Bedroom 3.4 m X 4.01 m

Bedroom 2 3.65 m X 2.92 m

Second Kitchen 3.65 m X 2.34 m

Sunroom 3.8 m X 1.88 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.jimdhillon.eliterealestate.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.