



## Edmonton Alberta

\$689,000

Exceptional investment opportunity! This upgraded 4-plex features a strong unit mix with ONE 3-bedroom unit, ONE 2-bedroom unit, and TWO 1-bedroom units--each with its own separate private entrance for added tenant convenience and privacy. All four units are fully rented, generating approximately \$5,800/month in rental income. Extensively renovated over the past 5 years, this property offers peace of mind with a newer roof, newer windows, updated flooring with new carpet, and a beautifully renovated kitchen. There are also TWO shared laundry rooms conveniently accessible to all units. Ideally located just 2 minutes from the downtown arena and right next to the Royal Alexandra Hospital, this property offers unbeatable accessibility and is close to shopping, transit, schools, and all major amenities. With strong positive cash flow and excellent rental demand, this is a fantastic opportunity for investors looking to expand their portfolio. Priced for a quick sale! (id:6769)

Living room 5.8 m X 4.9 m

Dining room 2.95 m X 4 m

Kitchen 3 m X 3.65 m

Primary Bedroom 4.8 m X 3.4 m

Bedroom 2 3.2 m X 4.1 m

Bedroom 3 3.5 m X 2.5 m

Bedroom 6 Measurements not available

Bedroom 4 3.7 m X 3.4 m

Bedroom 5 3.6 m X 2.8 m

Additional bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd



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