



## Edmonton Alberta

\$425,000

Rare opportunity to own an infill condo property with a legal suite. built by House of Modernity, No condo fees. The fees you will have to pay are for your building insurance and they are currently estimated at \$65/month. 3 bedrooms above grade, with 3 bathrooms, just under 1200 sqft of living space above. Single detached garage, Separate entrance for the legal suite for a spacious 1 bedroom 1 bath Legal Suite. Close to public transit, schools, parks, minutes from downtown and beautiful tree lined streets. Quiet neighborhood with easy and convenient access all across the city. Buy for yourself to start a young family or as an investment property generating between \$3200 and \$4500 a month depending on wether you choose to air bnb as similar properties we have built in the area have generated. Expected Completion JUNE 2024. Photos are from similar property. (id:6769)

Bedroom 4 Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Sable Realty

**RE/MAX ELITE**

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