



## Edmonton Alberta

\$350,000

INVESTOR ALERT! FULL 6 PLEX (UNDER CHMC MLI SELECT) READY LOT. 3 UP,3 DOWN.CURRENTLY RENTED.BUILDER/INVERTER READY Prime 33' x 150' corner lot near NAIT, Royal Alex, Kingsway, Ice District, and booming downtown core. High-demand location with strong rental potential or future infill development opportunity. Fully updated character home near NAIT, Royal Alex, Kingsway, Ice District & downtown. Original wood trim & hardwood on main. Basement is newer with wet bar, modern baths (main has jetted tub), and updated kitchen. Two gas fireplaces. Newer plumbing, electrical, furnace & hot water tank. 2 beds up, 1 bed down. Basement has big family room, wet bar & half bath. Fenced yard with 12' x 24' deck. Oversized 24x24 insulated garage with radiant heat + extra parking pad. Corner lot - 33' x 150'. (id:6769)

Bedroom 3 Measurements not available

Living room 5.51 m X 4.5 m

Dining room 4.05 m X 3.43 m

Kitchen 3.44 m X 2.9 m

Primary Bedroom 4.36 m X 3.02 m

Bedroom 2 3.73 m X 2.83 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty



**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.