



## Edmonton Alberta

\$2,850,000

Amazing opportunity to own this true 8PLEX right across the street from NAIT with 24 BEDROOMS, 22 BATHROOMS and almost 10,000 square feet of total space. All units are equipped with 3 bedrooms, each making this an investors dream for students and families. All units with extensive upgraded finishings including quartz countertops, S/S appliances including all separate washer and dryer. Private entrances for EVERY unit. 3 garages and an extra concrete poured pad for a 4th. Property has been professionally appraised for \$2,900,000 with an endless amount of cashflow to follow! CMHC MLI SELECT AVAILABLE.Unit Counts: Studio Apts: 0 Bachelor Apts: 01 Bedroom Apts: 02 Bedroom Apts: 03 Bedroom Apts: 84+ Bedroom Apts: 0 Other Units: 0 Other Property Types: Multi-Family Ownership Interest: Probate Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Carson Appointment Phone: 780-445-8557 Paragon Listing ID: E4452596 (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker

**Ahmad Sai**  
RE/MAX RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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