



## Edmonton Alberta

\$2,200,000

Mature tree lined streets close to all amenities, Quiet with lots of privacy, welcome to the beautiful community of Sherbrooke. a total of 8 legal units, above grade consisting of 3 bed+3 bath, lower units consist of 1 Bed+1bath, and a 4 car garage with ample street parking., full stainless steel appliance package, Renter friendly Flooring through out. Currently Under Construction by House of Modernity with interior designs by Blank Slate Yeg. Building is design built to comply with current MLI and CMHC requirements. Close to public transit, parks, schools, community rec centres, the Yellowhead Trail, West End Industrial area. 4 minute drive to Yellow Head Trail, 8 minutes to NAIT, 9 minutes to Royal Alex Hospital, 6 minute drive to bustling 124 St, 5 minute drive to Westmount Mall, 9 Minute to Coronation Rec centre, 10 minute to Glenora West Block. Based on current market rent Cap Rate is at 5.16%. Scheduled for completion JUNE 2026. Reach out for full design package and finish details. (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



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