



Edmonton Alberta

\$1,150,000

LOCATION - GROVENOR - Four-Plex Investment Opportunity - Near Future LRT & West Block - offering strong holding income and excellent redevelopment potential. Each of the 4 townhouse-style units offers just over 1,100 sq ft of living space with 3 bedrooms, 1.5 baths, and full basements, on-site parking stalls for each unit - all located on a 8471sqft lot. The property has seen important upgrades over the years including high-efficiency furnaces, newer hot water tanks, newer appliances, recent exterior upgrades including paint & eaves troughs and a newer roof. Long-term tenants are in place, providing stable cash flow from day one. An outstanding opportunity for investors seeking a well-located asset with upside in one of the area's most promising transit-oriented corridors. Walking distance to the river valley, restaurants, medical centers, schools & more! (id:6769)

Recreation room 6.51 m X 3.98 m

Storage 2.15 m X 1.64 m

Utility room 6.53 m X 3.44 m

Living room 4.46 m X 4.6 m

Kitchen 5 m X 3.02 m

Primary Bedroom 4.93 m X 3.85 m

Bedroom 2 2.92 m X 2.73 m

Bedroom 3 2.88 m X 2.72 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://www.yeghousesearch.ca/>



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