



## Edmonton Alberta

\$600,000

Fantastic opportunity in Beverly Heights! This bi-level fourplex sits on a substantial double lot measuring 978.96m<sup>2</sup>, or approximately 10,538 sq.ft., directly facing a school field. Offering 2,049 sq.ft. above grade plus 2,049 sq.ft. of developed basement space, the building includes three 2-bedroom, 1-bathroom units and one 1-bedroom, 1-bathroom unit. Two units are currently rented, with existing tenants who would love to stay, and two units are move-in ready. The property features hot water heating, separate power meters for each unit, shared laundry with coin-operated machines, and a mix of carpet and linoleum flooring. There are front and rear entrances, with parking available on the street in front and at the rear of the building. Whether you are looking for a rental property, renovation project or redevelopment opportunity, this property offers options in an established neighbourhood with great access to shopping, schools, and major transport routes. (id:6769)

Laundry room 3.85 m X 2.23 m

Bedroom 5 3.88 m X 3.11 m

Bedroom 6 3.45 m X 2.61 m

Additional bedroom 3.46 m X 3 m

Living room 4.66 m X 3.85 m

Dining room 2.42 m X 2.16 m

Kitchen 3.58 m X 2.46 m

Primary Bedroom 3.98 m X 3.12 m

Bedroom 2 3.65 m X 2.75 m

Bedroom 3 3.98 m X 3.11 m

Bedroom 4 3.59 m X 2.82 m

Listing Presented By:



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