



## Edmonton Alberta

\$525,000

Investor-ready and income generating in a prime Mill Woods location! Situated in a quiet cul-de-sac just steps from the LRT, this renovated property offers exceptional value in a strong rental area with great long-term potential. Already generating income with excellent tenants in place, this is a true turnkey opportunity for investors. Designed for maximum functionality, with 2 fully self-contained living areas, featuring 3 bedrooms and 1.5 bathrooms on the 1348sq ft upper level, plus a separate 1213sq ft lower suite with 3 bedrooms and 1 full bathroom. Both suites offer their own private entrances & separate in-suite laundries. Major mechanical upgrades include 2 separate high-efficiency furnaces & a 60-gallon hot water tank, offering maximum efficiency. Whether you're adding to your portfolio or purchasing your first investment property, this one checks all the boxes with strong income, recent updates, an ideal layout, and an unbeatable location close to transit, amenities, schools, and more! (id:6769)

Bedroom 4 3.07 m X 4.59 m

Bedroom 5 2.58 m X 3.51 m

Bedroom 6 4.23 m X 3.32 m

Second Kitchen 3.81 m X 3.43 m

Living room 3.56 m X 6.17 m

Dining room 5.05 m X 3.98 m

Kitchen 3.31 m X 3.08 m

Primary Bedroom 3.19 m X 4.1 m

Bedroom 2 2.72 m X 2.92 m

Bedroom 3 3.79 m X 3.05 m

Listing Presented By:



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RE/MAX Elite

<http://www.jimdhillon.eliterealestate.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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