



## Edmonton Alberta

\$975,000

Now is your Chance to experience a rare opportunity in Idylwyld. This Fully Renovated LEGAL 4-PLEX is a dream come true. Features include, dual 3 bed 1.5 bath suites above, a 3 bedroom and a 2 bedroom suite in the Basement, new roof, new flooring, upgraded electrical, new lighting, upgraded kitchens, and the list goes on. The home is a perfect blend of turn key asset, and future development. Located just off of 82nd ave and steps to the LRT in Bony Doon, the location is Ideal. This property is well maintained, clean and has the potential for future development in the back. The backyard is clear on one side with either RV storage, future garage development, or extra parking. Ideal rental location for UofA, Grant Macewen, or Nait students. (id:6769)

Additional bedroom Measurements not available

Bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.