



## Edmonton Alberta

\$1,128,000

Here's your chance to own a WELL-BUILT and SPACIOUS TRIPLEX in a prime West Edmonton location. Each of the 3 units offers over 1,250 SQFT OF DEVELOPED LIVING SPACE, with open-concept living, 3 bedrooms, 2.5 baths. Upstairs features a PRIVATE PRIMARY SUITE, two additional bedrooms, and a full bath. DURABLE LVP FLOORING runs throughout the main level, with carpet upstairs for added comfort. Designed with MODERN LIVING in mind, each unit includes LARGE WINDOWS for plenty of natural light, and a FULL BASEMENT with laundry, a bathroom rough-in, and POTENTIAL for a 4th bedroom or SECONDARY SUITE to boost future revenue. Situated on a 696 sqm corner lot with a TRIPLE GARAGE (one bay per unit), this newer property is close to schools, parks, shopping, and transit. A FANTASTIC INVESTMENT opportunity with STRONG RENTAL POTENTIAL and FUTURE UPSIDE! (id:6769)

Living room 3.04 m X 2.99 m

Dining room 3.67 m X 4.12 m

Kitchen 4.79 m X 2.96 m

Primary Bedroom 3.08 m X 4.57 m

Bedroom 2 2.71 m X 3.01 m

Bedroom 3 2.67 m X 3.02 m

Bedroom 4 3.89 m X 3.63 m

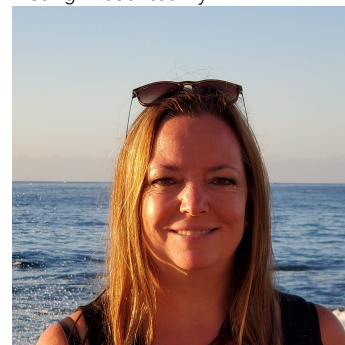
Bedroom 5 2.75 m X 3.72 m

Bedroom 6 2.71 m X 3.04 m

Additional bedroom 3.11 m X 4.52 m

Bedroom 2.68 m X 3.04 m

Listing Presented By:



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