



## Edmonton Alberta

\$650,000

This prime investment property in Garneau offers a fantastic opportunity for both immediate rental income and future development, as it is zoned for 10 units. Located just steps from the University of Alberta and Whyte Avenue, it combines an unbeatable location with long-term growth potential. The owner has completed over \$80k in renovations over the past 7 years, including a full interior and exterior paint job, new roof with upgraded shingles and insulation, replaced gutters, downspouts, and water pipes, updated electrical wiring and panel, and new gas furnace, boiler, washer, dryer, and refrigerator. The home features three bedrooms on the main floor and one in the basement, all currently fully occupied, ensuring steady cash flow. Whether you choose to continue renting or take advantage of the redevelopment zoning to build something new, this property provides excellent flexibility and value. Don't miss this opportunity in one of Edmonton's most desirable neighbourhoods! (id:6769)

Bedroom 4 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

Listing Presented By:



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Exp Realty



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