



## Edmonton Alberta

\$1,150,000

Prime Investment Opportunity! Mint 4 plex nestled on a tree-lined Street, moments from Downtown. This 5124 s.f. of total finished space-2562 s.f.-above grade-boasts 3 expansive 3-bedroom suites & 1 large 2-bedroom, each equipped with in-suite laundry. Recent renovations include, Windows, Roof, Facia, Soffits on building/garage & fully renovated lower unit with modern finishes, including new electrical upgrades. Upper units offer scenic balconies & Electric A/C units, while outside features an oversized double garage, large fenced yard space & ample street & onsite parking. Enjoy peace of mind with smoke & pet-free premises, secured entrances & a recent Boiler Upgrade. Each unit has its own HWT & its own metered water supply to each unit for better cashflow for owner. Strategically situated just an 8 min walk to Valley Line LRT, this property promises exceptional returns. Plus, seize the available, adjacent vacant lot & single-family home for a lucrative trio of development opportunities! Now is the time! (id:6769)

Living room Measurements not available

Dining room Measurements not available

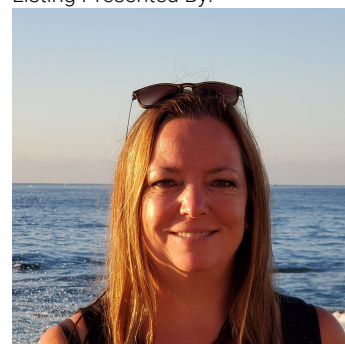
Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://getrealestateinfo.ca/>



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