



11036 132 Street Edmonton AB

\$474,900

Attention Investors and Landlords, seize this rare opportunity. Nestled in the heart of the sought-after Westmount area, ideally situated between Groat Road and 111 Avenue, this property offers prime real estate surrounded by bustling commercial ventures. This fully finished bungalow presents a lucrative investment with 5 bedrooms and 2 bathrooms, double detached garage, ensuring secure parking for occupants. Currently, this income-generating gem is fully leased with reliable, long-term tenants, offering immediate returns on your investment. Positioned for future development, this property presents a strategic buy-now, develop-later opportunity, maximizing your investment potential. This property is conveniently located near shopping centers, public transportation, and schools. This investment is fully permitted by the City of Edmonton for a secondary suite, providing additional income opportunities and increasing the property's value. Don't miss out on this chance to secure a lucrative income property.

Listing Presented By:



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