



11841 97 Street Edmonton AB

\$1,188,000

Excellent investment opportunity located close to Downtown Edmonton & walking distance to NAIT, Royal Alexandra Hospital, Kingsway Mall and the LRT. This solid property, originally built in 2012, boasts 4 SEPARATELY TITLED condo 2-storey units. Each unit offers over 1700 sq.ft. of total developed living space with 3 bedrooms, and 2 full baths each unit offers ample & comfortable living space for your tenants. The kitchen features maple cabinetry, stainless appliances, a family-size eating area & a large living room. A full 4-piece bath is located on the main floor, with 3 beds and a 2nd full bath on the upper level. Each spacious main bedroom comes complete with a large balcony. Each unit also features a large rec room in the finished basement. Located close to NAIT, this is the perfect location for students looking for a comfortable and convenient living space. Current total rents are \$6095/month offering a steady and reliable stream of rental income. Great property with high rental potential!

Listing Presented By:



Originally Listed by:
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