



## 15105 108 Avenue Edmonton AB

\$2,199,000

Prime location with fantastic design and build by houseofmodernity. Cap rate 5.8% 4plex with 4 legal suites features 9 ft ceilings on all 3 levels, gas appliances, 2 bed 2 bathroom ensuite layout for the second floor. a large bedroom shared by kids instead of being crammed into a small 3 bedroom model you would see in a basic townhouse. And of course to the working professionals who each want to have there own space. Seperate entrance for legal basement suite. Option to be rented as one whole unit as well. Vaulted ceilings for the bedrooms. basement is large and spacious and features one bedroom with living room large enough to have a pull out sofa if you wanted that extra sleeping space. Designer lighting package, high end finishes. Rare Opportunity to own a fully complete building ready to go without having to wait for completion. POSSESSION FEBRUARY 2024. Building currently in the process of being rented out. Get in now or take posession once complete.

Listing Presented By:



Originally Listed by:  
Sable Realty

thamir@sablerealty.ca

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net