



## 6512/6514/6516 93 Street Edmonton AB

\$1,755,000

INVESTMENT ALERT!!! Own 6 Units on 1 lot! (12 rooms) This 3plex comes w/ 3 Legal Basement Suites; 1 w/ each Unit. PLUS 3 Single Car Garages. Each Unit offers 1,485 sq ft above grade, plus the 523 sq ft basement suite. Giving a total of 4,455 sq ft above grade + 1,596 below grade for a total of 6,024 sq ft of developed property. Plus each single car garage is 10'6" x 22'4", and each has an 8'x8' Door. Each unit has on the Top Floor: 3 bedrooms up, an ensuite, 1 full bath, 2 spare bedrooms, laundry & desk nook. Main Floor: Separate Rear entrance, full soft close kitchen with pantry, dining area, livingroom, 1/2 bath, foyer with seat bench and closet, electric fireplace. (The End Units has a Patio Door). The landscaping will be fully done, sidewalks & rear fencing. The exterior will be vinyl & hardie board. Roof will be asphalt shingles. Flooring: The main floor and basement will be luxury vinyl plank and the upper floor will be carpet. All Appliances are included. Quotes for Blinds can be done if wanted.

Listing Presented By:



Originally Listed by:  
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