



## 7812, 7814, 7816 104 Avenue Edmonton AB

\$1,790,000

Brand new 3Plex featuring 3 legal basement suites for a total of 6 units is a great addition to any real estate portfolio. This high end building is not your typical 4plex building & features the highest end of finishings on the interior & exterior. White exterior board & batten siding is complimented by stunning black hardie board panel. Main floor features include oak vinyl plank, designer lighting, designer plumbing, upgraded kitchen cabinets, iron railings, 9 ft ceilings, quartz tops throughout all floors, & much more. All Upper floors feat. 2 master bedrooms with custom tiled showers/baths. All units feature a full set of appliances (including washer & dryer) in all units. These units are between 4-6 feet wider than the standard 4plex units. The property comes fully landscaped & features 3 single garages & a full parking pad for additional parking. Forest heights is highly sought after and is only minutes to golf course and the downtown core. RENTAL INCOME ESTIMATED AT \$11,250/MONTH.

Listing Presented By:



Originally Listed by:  
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