



9604 122 Avenue Edmonton AB

\$448,800

Calling all Savvy INVESTORS !!! \$100,000 UNDER CITY ASSESSMENT! Add this LEGAL 4PLEX to your portfolio and watch its value grow. Included are 3 x 2 bedroom suites, 1 x 1 bedroom suite, a common Laundry Rm with Washer and Dryer, Front and Back Entrances, 5-6 parking stalls, all on almost a 10,000 sqft , RF3 Corner LOT! Recent upgrades include Shingles in 2021 , Chain Link fence and Gates in 2020, and all 4 Furnaces replaced in 2018. Sewer line relined in recent years. Currently 2 x 2 bedroom units are rented out, 1x 1 bedroom unit is ready for tenant and 1 x 2 bedroom unit is looking for someone to add some sweat equity and finish the renovation before it's ready to rent out. Such GREAT VALUE in this Centrally located Area. Close to Freeway, Shopping, Schools, Playgrounds, Transit ,NAIT, Royal Alexandra Hospital, Glenrose Rehab, Downtown, TNT and so much more!

Listing Presented By:



Originally Listed by:
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