



## 9648 106 Avenue Edmonton AB

\$1,188,000

A fully occupied 4-PLEX with SEPARATE TITLES, ideally positioned near DOWNTOWN EDMONTON. Situated at the edge of the anticipated Downtown Arts District, Royal Alberta Museum, and Canada Post office, it offers easy access to City Hall, Citadel Theatre, Jasper Avenue, and Rogers Arena. Each of the four units provides 1017 sq.ft. of living space with 3 bedrooms, 2 full baths, and ample comfort. The units feature a large living room and a well-designed kitchen with custom cabinetry, stainless appliances, and a family-size dining area. The main floor includes a full 4-piece bath, while the upper level offers three bedrooms and a second full bath. The finished basement adds value with a large recreational room. Each unit comes with a single-car garage, enhancing convenience for residents. Don't miss this investment opportunity - a fully occupied 4-PLEX with separate titles, strategically located for both resident comfort and investor appeal. Total monthly combined rents \$6140 not including utilities.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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