



## Edmonton Alberta

\$1,550,000

Priced to sell! A rare investment gem in prime Bonnie Doon offering unbeatable value & future growth potential. Own all 4 units of a 2014-built 4-plex, each with its own separate title, in one of Edmonton's most desirable neighborhoods. Just steps to Bonnie Doon Mall & LRT station, with quick access to downtown & U of A. Main floor features a spacious living room with cozy fireplace, hardwood flooring, & a modern kitchen with quartz counters overlooking the deck, plus a 2-pc bath. Upstairs offers a large primary bedroom with walk-in closet & 4-pc ensuite with jacuzzi tub, a 2nd bedroom & full bathroom, plus a bright bonus room with skylight for extra living space. The finished basement in 2 units includes large windows, laundry, a full bathroom, family room & 3rd bedroom. Quality finishes throughout with quartz counters in all units & acrylic stucco exterior. Each unit comes with 6 appliances & a tandem parking stall (2 stalls each) for a total of 8 stalls. Even builders can't match this price today. (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Storage Measurements not available

Laundry room Measurements not available

Living room 5.82 m X 5.57 m

Dining room 3.28 m X 2.96 m

Kitchen 2.92 m X 2.56 m

Primary Bedroom 4.73 m X 2.93 m

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.realtyedmonton.ca/>

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