



## Edmonton Alberta

\$1,699,999

Incredible Investment Opportunity in the Heart of Grovenor! Falls under MLI Select Program. This under-construction infill multi-family triplex includes brand new appliances, is located in Edmonton's most desirable neighbourhoods--Grovenor, known for its tree-lined streets, strong community, and proximity to downtown. Each of the unit includes a legal basement with SEPERATE ENTRANCE. The two unit legal basement suites feature 2 bedrooms, 1 full bath, & kitchen. The middle legal unit basement includes 2 bedrooms, 1 full bath, and a bar setup--ideal for added flexibility. The main floor of each unit offers den (which can converted into bedroom) and half bath, and an open-concept kitchen with separate living and dining areas. The upper level boasts 3 bedrooms and 2 full baths. This is the perfect property for you if you were planning to expand your rental portfolio, this property delivers space, income, and long-term value. A rare chance to secure a high-potential income property in a high-demand area! (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Smart Realty

<https://century21smart.ca/>

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