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2234093 ALBERTA LTD

LOT 8 BLOCK 13 PLAN 4414KS
10462 161 STREET NW, EDMONTON, AB

NOTE: THE BASIC 3D RENDERING SHOWN IS ONLY FOR GRAPHICAL REPRESENTATION ONLY. IT SHOULD NOT BE USED TO DERIVE ANY CONSTRUCTION PURPOSES.

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No.	Description	dd/mm/yy	dwn by	chk by
A	ISSUED FOR REVIEW	03/07/25	PHP	DHB
B	CHANGE IN FLOOR PLAN	21/07/25	KRK	DHB

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SCALE

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Edmonton Alberta

\$2,199,999

Exceptional investment opportunity in the desirable community of Britannia Youngstown. This upcoming 4-plex with over 4800 sqft above grade (1200sqft./ unit) with 20 beds & 14 baths. Each features a modern, open-concept main floor, including a living room, dining area, half bath, and kitchen with a pantry. Upstairs, every unit features 3 bedrooms, including a primary suite with a walk-in closet and an en-suite bathroom, as well as an additional full bathroom. Each basement has a separate entrance to a ~620 sq.ft. legal secondary suite containing 2 bedrooms with a full kitchen, living room, bathroom, and laundry -- perfect for generating rental income or multi-generational living. A fully landscaped yard is provided, and the property is conveniently located near schools, playgrounds, shopping, and public transportation. A high-demand area with strong rental potential makes this a must-see for savvy investors! (id:6769)

- Bedroom 4 Measurements not available
Bedroom 5 Measurements not available
Second Kitchen Measurements not available
Living room Measurements not available
Dining room Measurements not available
- Kitchen Measurements not available
Primary Bedroom Measurements not available
Bedroom 2 Measurements not available
Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

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