



Edmonton Alberta

\$569,900

Priced to Sell! Tremendous Real Estate Investment Opportunity in the highly sought-after community of Queen Alexandra! This character home features a spacious 3 bedroom, 2 bathroom upper suite(1650 sf) along with a 1 bedroom, 1 bathroom LEGAL basement suite(900 sf), creating excellent opportunities for both investors and owner-occupants alike. Located just a short walk to the U of A Campus and vibrant Whyte Avenue, this property offers exceptional appeal in one of Edmonton's strongest rental locations. The basement tenant would love to stay and is currently paying \$1,150/month plus utilities, while the main floor will become available August 1st -- making this an ideal opportunity for a buyer to live upstairs while generating income from the legal suite below to help offset mortgage costs. For investors, the property currently generates approximately \$42,000 annually with tenants paying utilities. Also offering future redevelopment potential for a 6 to 9 unit multiplex in this prime central location. (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available x 20 m

Dining room 10 m x Measurements not available

Kitchen 13 m x Measurements not available

Primary Bedroom 11'5 x 12'10

Bedroom 2 12'5 x 12'4

Bedroom 3 8 m x Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

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