



## 10932 79 Avenue Edmonton AB

\$1,190,000

Location. Location. Location...PLUS investment / monthly income opportunity. Same owners for almost 50 years- this is a one of a kind property you won't find anywhere else. Beautiful must see unique 4-plex situated on a double lot in Garneau with four separate suites. The main 'suite', is 2500+ sq ft, two stories, with 4 bedrooms upstairs. Separate entrance in the rear of the main suite leading to the basement makes a perfect opportunity for another separated space/office. There is side entrance and hall for the other 3 suites; one 2 bedroom on the main floor, two 1 bedroom suites upstairs and a shared laundry room. Many upgrades including new roof, reno'd kitchens, hot water tank. Conveniently located close to the University of Alberta & the Stollery Children's Hospital, Whyte Ave, river valley, restaurants, shopping & the LRT. Opportunities like this do not come up often.

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

cjleibel@gmail.com  
<http://www.curtisinvests.com>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)