



11015 96 Street Edmonton AB

\$539,000

Well kept 4 plex located at central with close proximity to bus, shops, schools and Chinatown. Each unit has its own address, 2 separate entrances and power meter. 2 units with 1 bedroom (11015 & 11017) and 2 units with 2 bedrooms (11019 & 11021). Recently renovated. Newer shingles, windows, 2 newer hi-efficiency furnaces and hot water tank. All units come with laminated flooring. The storage room has rough in plumbing potential for insuite laundry. There are 6 parking stalls at rear plus ample parking at front. Full basement with coin operated laundry room and lots of storage spaces. DC1 zoning. Easy to operate with room to increase rent. Ideal investment property. Seller to provide title insurance in lieu of real property report on closing.

Listing Presented By:



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