



## Edmonton Alberta

\$699,000

3 units in 1! 2 rental legal suites! This brand new property offers exceptional income potential and outstanding flexibility. Located within walking distance of NAIT and nearby schools, this is an ideal opportunity for investors or homeowners looking to generate rental income. The main and second floor provide a spacious over 1700 sq ft of living space, featuring 4 bedrooms and 3 full bathrooms. This unit can be rented for approximately \$2200 per month. The basement suite offers 2 bedrooms and a full bath can generate rental income of approximately \$1200 per month. In addition, the garden suite providing rental potential of around \$1100 per month. This set-up creates a strong cash-flow opportunity, helping keep mortgage payments minimal. Whether you choose to live in one unit and rent the others or maximize income as a full rental property, this is a rare opportunity with excellent long-term value. (id:6769)

Additional bedroom Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.