



## 12016 63 Street Edmonton AB

\$899,555

**\*\*Investor Alert\*\*** Full SIDE-BY-SIDE DUPLEX with Fully Finished 2-bedroom Legal Basement Suites on EACH SIDE! 4 units total for less than 900k!! Located within 5 mins to Concordia University of Edmonton, and 10 minutes to Downtown Edmonton. If you are looking for a steal of a deal in Edmonton, Alberta with amazing cash flow, you do not want to miss this! Each side offers 5 bedrooms (3 up, 2 down), and 3.5 bathrooms. If you are an investor, or someone looking to start your real estate portfolio with an awesome positive cash-flowing property, this one is for you! You can live in one of these units, & rent out the other THREE! The primary bedrooms include a full ensuite bathroom & a W/I closet. No expense was spared in this stunning home, featuring a custom-designed exterior, luxury vinyl flooring, quartz counters, s.s appliances, & 9'ft ceilings main floor. Each side includes a 2 bed legal basement suite w/side entrance, it's own kitchen, laundry & heating source! This home will be a key-turn investment!

Listing Presented By:



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