



## Edmonton Alberta

\$2,995,000

ATTENTION INVESTORS!!! - Exceptional Opportunity to purchase this 4plex that includes 4 legal basement suites (8 units) in Glenora, ranked one of the best communities in town. Built by Bloc 53 Developments, this property is located 3 blocks from 2 future LRT stations, the Westblock building which offers plenty of amenities, Colombian cafe and more. The perfect addition to any portfolio with near zero vacancy and million dollar homes on every street, this property is perfect for the CMHC MLI SELECT PROGRAM. Architecturally designed and includes 12 bedrooms, 14 bathrooms with a unit mix of 2 primary bedrooms with their own ensuites and 1 bedroom legal basements suites. The property also includes 4 single detached garages to add to your revenues which have been projected to be in the range of \$195,000 - \$200,000 annually. This property comes fully finished, includes all appliances, designed to perfection and is steps to the ravine, walking trails and a 5 min drive to the City's core. (id:6769)

Bedroom 3 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
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