



# Main Floor Living Room

## Edmonton Alberta

\$600,000

Significant Revenue Generator - THREE LEGAL SUITES!! This home sits on TWO LOTS and features an Oversize Triple GARAGE of 818 square feet. Additional parking includes Three dedicated stalls at the rear and 6 stalls in the front; This home is a SIGNIFICANT REVENUE GENERATOR located on a very visible and strategic location. Two lower suites are rented to long term tenants that would like to stay, Additional potential rent includes: garage rental, signage opportunity and upper suite rental. Corner Lot gives potential for business opportunity such as daycare. Large very spacious suites have their own separate entrances and NINE FOOT HIGH CEILINGS. Close proximity to Downtown/transportation. MANY schools in very short proximity. (id:6769)

Bedroom 4 3.84 m X 2.74 m

Bedroom 5 3.85 m X 2.72 m

Second Kitchen 5.48 m X 3.49 m

Second Kitchen 5.48 m X 3.95 m

Living room 5.21 m X 4.54 m

Dining room 3.77 m X 3.11 m

Kitchen 4.38 m X 3.01 m

Primary Bedroom 4 m X 3.27 m

Bedroom 2 4 m X 3.31 m

Bedroom 3 3.75 m X 2.58 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://www.petersellshomes.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)