



## Edmonton Alberta

\$2,150,000

Don't pass on this amazing investment opportunity located in the sought-after neighbourhood of Grovenor. No corners were cut in this incredibly-built 4Plex development which is ready for you to realize your ROI immediately. Currently Managed; Fully Tenanted & Eligible for the CHMC MLI Select Program. TURN-KEY. 8 Total Suites with their own In-Suite Laundry, & includes 4 LEGAL BASEMENT SUITES (with Separate Entrances). 4 Separate Single Garages & Fully Fenced/Beautifully Landscaped. High-End UPGRADES & Modern finishings include: Quartz Countertops; Vinyl Plank Flooring; A/C; S/S Appliances - to name a few. The Upper units have 9' Main Floors featuring functional Kitchens with plenty of Cabinets & Counterspace as well as a spacious Living Rm & 1/2 Bath. The 2nd Floor has 2 Bedrooms with its own Ensuite (one has 2 sinks) & Walk-In Closet. A Laundry closet completes this floor. The Basement Suite has a gorgeous Kitchen; Living Room; Bedroom; Full Bathroom & Laundry. Fantastic location. (id:6769)

Family room 3.11 m X 3 m

Bedroom 3 3.4 m X 3.81 m

Second Kitchen 4 m X 2.59 m

Living room 4.05 m X 6.75 m

Kitchen 4.05 m X 2.97 m

Primary Bedroom 3.64 m X 3.53 m

Bedroom 2 3.59 m X 3.39 m

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta

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