



## 16608 100 Street Edmonton AB

\$489,000

Calling all INVESTORS/FIRST TIME BUYERS!! Great opportunity to own a newly approved 5 bedroom LEGAL SUITE in LORELEI!! Beautifully renovated with loads of upgrades including: newer windows, sound proof insulation, 2 newer furnaces (2020 + 2022), HWT (2023), landscaping (decks, exterior professionally painted & stained (2022), SEPERATE LAUNDRY - the list goes on... The main level is bright & open with a large living room, modern kitchen, spacious dining area with access to the WEST facing deck, 3 generous bedrooms, family bath and laundry. The basement is stunning! The kitchen has Quartz counters with breakfast bar, glass tile backsplash, a family room with custom stonework, a sleek electric fireplace, modern bathroom and 2 bedrooms. The exterior has great curb appeal & a double garage w/extra parking in back. With a positive cash flow of \$3,000/mo (without utilities) - this income generating property is a solid addition to your portfolio!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

destephan@remax.net  
<http://www.estephangroup.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)