



Edmonton Alberta

\$79,900

Investor Alert in Westmount! An exceptional opportunity for the savvy investor seeking sweat equity and strong returns. This fully gutted 690 sq. ft. unit is ready for the right owner to take it across the finish line and unlock its full potential. Comparable units in the building are renting for \$1,250/month, delivering an impressive 8.5% return on investment after condo fees and property taxes--a rare find in today's market. Perfectly located just one block from trendy 124 Street and the Brewery District, and within minutes of Downtown Edmonton, Grant MacEwan University, and the Ice District, this Westmount property offers unbeatable walkability and long-term rental demand. A prime opportunity to add value in one of Edmonton's most desirable central communities. (id:6769)

Living room 5.27 m X 3.29 m

Dining room Measurements not available

Kitchen 4.4 m X 2.27 m

Primary Bedroom 4.58 m X 3.03 m

Listing Presented By:



Originally Listed by:
Royal Lepage Arteam Realty

<http://experiencerealtygroup.com/>

REMAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.