



# Edmonton Alberta

\$939,900

Triplex? Six Plex? Yes...these homes have an advantage! 2 STOREY HOMES, LEGAL SUITES PLUS a GARAGE SUITES!!! 3 in 1 with Over 3,920 SF of Living Space. Home Buyers - Mortgage Helper - Live in 1 Rent out the other 2 units OR Investors Buy 1 = 3 rental units 2 = 6 rental units. Mtg Brokers have info for eligibility on CMHC MLI program. See MLS E4416129. Main and 2nd floor 2,296 SF+ = 2 Primary Bedrooms 1 Main Flr/1 2nd Flr + ensuites + walk-in closets. BALCONY AND DECK overlooking the RAVINE!! 2 additional bedrooms + den + Bonus Rm + mudroom + porch. Legal Basement Suite 977 SF 2 Large Bedrooms; Garage Suite 2 Bedroom is 647 SF. Either way these homes offer enormous potential set in a picturesque private area across from the Whitemud Creek Ravine/Environmental Reserve with pathways. High-end finishings in all the units with each unit having a complete appliance package. Walking distance to K-9 school. Shopping, recreation, transit plus easy access to all arterial roadways (id:6769)

- Bedroom 5 12' x 11'8"
- Second Kitchen 10'10 x 10'3"
- Bedroom 6 10'0 x 11'10"
- Office 9'0 x 8'9"
- Living room 16'2 x 15'6"
- Dining room 10'8 x 9'0"
- Kitchen 11'6 x 9'0"

- Den 12'1" x 8'
- Bedroom 4 Measurements not available x 12 m
- Mud room 7'8 x 9'2"
- Primary Bedroom 12' x 14'6"
- Bedroom 2 11'0 x 11'8"
- Bedroom 3 10'0 x 13'0"
- Bonus Room 11'11 x 12'8"

Listing Presented By:



Originally Listed by:  
Century 21 Smart Realty

## RE/MAX ELITE

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