



Edmonton Alberta

\$2,300,000

A rare investment opportunity of 4-plex featuring 4 legal basement suites, providing 8 self-contained residential units on a sought-after corner lot in Ottewell. Each main residence features 3 bedrooms, 2 full bathrooms and a main-floor powder room. Each secondary suite offers 2 bedrooms, 1 bathroom. Designed with modern finishes, stainless steel appliances, quartz countertops, cabinetry and durable vinyl flooring. Contemporary exterior features stucco, luxury stone and siding. Fully landscaped with all appliances, blinds included and separately metered utilities. The project is eligible for CMHC MLI Select financing, offering an attractive opportunity for investors seeking favourable multi-family financing options. Projected gross annual income of approximately \$165,000-\$180,000. Conveniently located near schools, parks, playgrounds, transit, shopping, major roadways and Edmonton's River Valley. An exceptional turnkey investment opportunity in an established community. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
Nationwide Realty Corp



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