



## Edmonton Alberta

\$1,950,000

Welcome to this immaculate triplex townhouse on a quiet street in the King Edwards park Communities. This brand new triplex house with legal suite make total of 6 units. It consists of 4BRS/2.5Bath/garage/loft with large roof top patio - Over look city view skylight. Separated Legal 1BRS Basement Suite with Kitchen/ Laundry room. Very sleek modern design and close to all amenities Bonnie Doon shopping center and New LRT. Perfect investment property. Project income \$127,000.00/yearly. Expense \$25,000.00/yearly. Net income \$98,000.00/yearly. Cap rate at 5.0% With qualified and Approval CMHC low interest rate. It makes very good cash back investment return. Sale price included GST. (id:6769)

Listing Presented By:



Originally Listed by:  
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