



## Edmonton Alberta

\$949,900

Are you looking for a WELL-MAINTAINED, revenue-generating property in the AMAZING AND MATURE neighborhood of MCKERNAN? Look no further! This property features THREE separate SELF-CONTAINED units, making it an IDEAL INVESTMENT for those seeking an income property or a multi-generational family home. With LONG-TERM SUSTAINABILITY and SAFETY in mind, the EFFICIENCY UPGRADES are over the top - UPGRADED INSULATION, IN-FLOOR HEATING, HARDIE BOARD SIDING, and individual HRVs in each suite, just to name a few. Each floor has a MASSIVE LIVING SPACE AND KITCHEN, three spacious bedrooms, two bathrooms and IN-SUITE LAUNDRY. As a bonus, there is PLENTY OF PARKING in the back. While two of the suites are currently recognized as legal dwelling units, the third suite is in the process of becoming legalized. This property is close to schools, the U of A, University Hospital, bike lanes, parks, shopping, LRT, and more. (id:6769)

Living room 3.39 m X 6.99 m

Dining room 3.39 m X 2.68 m

Kitchen 3.39 m X 5.25 m

Primary Bedroom 3.44 m X 4.22 m

Bedroom 2 3.44 m X 3.52 m

Bedroom 3 3.45 m X 2.73 m

Bedroom 4 3.4 m X 3.61 m

Bedroom 5 3.41 m X 4.23 m

Bedroom 6 3.42 m X 2.63 m

Second Kitchen 3.39 m X 5.25 m

Listing Presented By:



Originally Listed by:  
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