



## 7741 174A Avenue Edmonton AB

\$2,250,000

Unheard of investment opportunity built by Welcome Homes; a reputable builder that has been building since 1977! This is the only 8-unit building in the city with the following four characteristics. (1) there are 4 separate titles that are separately serviced (2) Double front attached garages (3) brand new neighborhood (4) higher square footage that can really accommodate a family. Total of 4 units (3 bed/3 bath) with 4 basement suites (1 bed/1 bath) and 4 double attached garages. Total developed living space = 9220 sqft. Total beds = 16. Total baths = 16. All appliances and landscaping included. Truly turn key. Building can qualify for CMHC MLI select financing and GST may qualify for full rebate. Building is under construction, but builder has similar units next door to view.

Listing Presented By:



Originally Listed by:  
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