



Edmonton Alberta

\$305,000

Investor Alert! Positive Cash Flow. Large CORNER UNIT townhouse renting \$2,800/m including utilities (avg. \$400/m). estimated Net Income \$600/m with 20% down payment. Lease ends Oct 2026. Total 4 beds + 3.5 baths + 2 laundry Sets + Den! Major renovated, walking distance to West Edmonton Mall, and walking to elementary school! CORNER unit, SEPARATE Entrance leads to Finished basement. This home is recently new renovated-open concept kitchen updated with quartz countertops, a big eat-in island, all new vinyl flooring and new paint throughout, new lighting fixtures, newly changed HWT(2016), and a Furnace(2014). Upstairs, you will find three spacious bedrooms; the master bedroom has its own 2-piece ensuite bathroom. Rare find 2nd floor laundry as well! The separate back entrance leads to finished basement, where you will find a 4th bedroom that contains a big window, another full bathroom, convenient kitchenette, and its own separate (the second) laundry. Perfect investment! (id:6769)

Den Measurements not available

Bedroom 4 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:
MaxWell Polaris

REMAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.