



## 8803 145 Street Edmonton AB

\$674,900

Prime Investment Opportunity in Parkview - Turnkey Rental with Excellent Tenants! Discover a fully renovated gem in one of Edmonton's most desirable communities--Parkview! This meticulously upgraded 1,300 sq. ft. home offers immediate value as an investment, with wonderful tenants already in place, ensuring steady rental income. The property sits on a well-maintained, appreciating piece of land, making it a smart long-term hold. The home itself boasts a spacious main floor featuring two large bedrooms, including a master suite with a stylish ensuite, and a second full bathroom. The modern kitchen is equipped with high-end stainless steel appliances, perfect for the homeowner or future occupant. Downstairs, the fully finished basement offers two additional bedrooms, a full bathroom, and the added comfort of air conditioning. Whether you're an investor looking to capitalize on a thriving rental market or planning to move in down the road, this home checks all the boxes.

Listing Presented By:



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