



## 9421-9423 83 Street Edmonton AB

\$849,900

Look NO FURTHER for an INCREDIBLE INVESTMENT OPPORTUNITY! This LEGALLY-SUITED DUPLEX SIDE-BY-SIDE has 4 UNITS and is situated in the highly sought-after neighborhood of Holyrood! Each unit has a SPACIOUS LIVING AREA backing onto the KITCHEN with WHITE CABINETRY and STANDARD APPLIANCES, as well as 2 BEDROOMS on the MAIN-LEVEL and 2 BEDROOMS in EACH of the BASEMENT SUITES / 8 Bedrooms Total. ALL UNITS also have IN-SUITE LAUNDRY for ADDED CONVENIENCE, and there is also a 4PC BATH situated in each! Backyard is FULLY-FENCED and there is a DOUBLE GARAGE DETACHED. Location is PRIME as you are WALKING DISTANCE to the LRT and Bonnie Doon Mall, and you'll also have QUICK ACCESS to Whyte Ave, Downtown Edmonton, and the River Valley!! With low vacancy and a great tenant profile, it's an investment dream you don't want to pass by! Don't miss your chance to view this INCREDIBLE PROPERTY!! (4x ALL UNATTACHED GOODS)

Listing Presented By:



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