



## Edmonton Alberta

\$467,900

WELCOME TO THIS WELL-MAINTAINED PROPERTY IN EDMONTON'S DOWNTOWN EAST AREA: A CLEAN, QUIET, AND AFFORDABLE OPPORTUNITY WITH STRONG LONG-TERM APPEAL. The building has seen IMPORTANT RECENT UPGRADES, including a 2021 HOT WATER TANK, 2022 FURNACE, and 2024 ROOF AND EAVESTROUGHS, providing PEACE OF MIND and REDUCED FUTURE CAPITAL COSTS. This property offers 4 KITCHENS, 4 BATHROOMS and 6 BEDROOMS, providing FLEXIBILITY and FUNCTIONALITY for a variety of living arrangements while supporting CONSISTENT DEMAND. The GROUNDS ARE FULLY SECURED with 6-FOOT SECURITY FENCING AND LOCKED GATES surrounding the perimeter. OCCUPANCY HAS BEEN EXTREMELY STABLE, with LONG-TERM RESIDENTS who appreciate the SAFE, WELL-MANAGED ENVIRONMENT. A RELIABLE, LOW-MAINTENANCE OPPORTUNITY offering STABILITY and VALUE in a CENTRAL LOCATION. (id:6769)

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Second Kitchen Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Second Kitchen Measurements not available

Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty



**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.