



## Edmonton Alberta

\$1,118,000

INVESTMENT OPPORTUNITY. Completely tenanted 4PLEX complex consisting of 4 ea. SEPARATELY TITLED 2-STOREY UNITS with a total of 12 BEDROOMS & 8 FULL BATHROOMS. Each spacious unit provides 3 bedrooms, 2 full baths and a finished basement for ample comfort. Large living rooms, well-designed kitchen with custom cabinetry, granite counters and stainless appliances, and a large dining area. The main floor includes a full 4-piece bath, while the upper level offers three bedrooms and a second full bath. The finished basement adds value with a large recreational room. Each unit comes with a single-car garage, enhancing convenience for residents / tenants. Close to the Downtown Arts District, Royal Alberta Museum, and Canada Post office, it offers easy access to City Hall, Citadel Theatre, Jasper Avenue, and Rogers Arena. Don't miss this investment opportunity in an increasing rental market (id:6769)

Recreation room Measurements not available

Living room 4.4 m X 3.3 m

Dining room Measurements not available

Kitchen 4.88 m X 3.63 m

Primary Bedroom 3.34 m X 3.74 m

Bedroom 2 2.8 m X 3.43 m

Bedroom 3 3.1 m X 2.72 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.realestateexperience.ca/>

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