



## Edmonton Alberta

\$499,999

CALLING ALL INVESTORS! Welcome to this **LEGAL 3-UNIT RAISED BUNGALOW** located in the **DESIRABLE RITCHIE COMMUNITY**. Ritchie, consistently voted one of the best neighbourhoods, offering **LOW VACANCY, STRONG TENANT PROFILE and STRONG APPRECIATION!** This property offers a **RARE CASHFLOW OPPORTUNITY** with three self-contained suites, each featuring its own **KITCHEN, LIVING AREA, AND BEDROOM**. The main-level unit welcomes you with an **OPEN-CONCEPT LAYOUT** and is filled with **NATURAL LIGHT** from the **LARGE PICTURE WINDOW**. The kitchen offers **AMPLE CABINETRY and BRIGHT WHITE APPLIANCES**, while three bedrooms, including the **PRIMARY**, and a **4PC BATH** complete the space. The **FULLY FINISHED BASEMENT** hosts **TWO ADDITIONAL SUITES**, one with a **3PC BATH** and the other with a **4PC BATH**. **NEWER COIN-OPERATED LAUNDRY** is conveniently shared between units. This property has **MANY RECENT UPDATES**, offering strong upside and long-term value. **UNIQUE INVESTMENT OPPORTUNITIES LIKE THIS ARE RARE** -- an excellent addition to any rental portfolio! (id:6769)

Bedroom 4 3.04 m X 3.03 m

Second Kitchen 3.16 m X 3 m

Bedroom 5 3.69 m X 3.02 m

Second Kitchen 3.06 m X 3.02 m

Laundry room 1.95 m X 1.92 m

Living room 5.92 m X 4.31 m

Dining room 3.36 m X 2.4 m

Kitchen 3.26 m X 2.29 m

Den 3.49 m X 2.77 m

Primary Bedroom 3.99 m X 3.27 m

Bedroom 2 3.59 m X 3.34 m

Bedroom 3 3.26 m X 2.93 m

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX Elite**

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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