



## Morinville Alberta

\$1,350,555

Brand new, custom-built 5-plex offering a premier turnkey investment opportunity in Morinville! This high-quality property is designed for exceptional cash flow, featuring a total of 11 bedrooms & 11 bathrooms. The two expansive end units each offer a 3-bedroom upper level plus a separate entrance to a legal 1-bedroom, 1-bathroom basement suite, complete with independent utilities including two furnaces, meters, & electrical panels. The middle unit provides a private 3-bedroom, 2.5-bathroom layout with an unspoiled basement. The property includes 3 double attached garages & will be delivered completely turnkey with all appliances, full fencing, a maintenance-free deck, & landscaping. Enjoy the flexibility to live in one unit while renting the others or generate income from all five. Ideally located within walking distance to Downtown Morinville and just a 12-minute drive to St. Albert Costco & amenities, this is a rare chance to secure a sophisticated investment in a strategic location. (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

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**REMAX ELITE**

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