



Edmonton Alberta

\$387,555

Investor Alert! *3 incomes- Main floor, 2bed Legal suite, double det-garage* Just steps from the school & offering an amazing cash-flow month/month. Situated on a BIG 40x148.6 lot, it features a fully-leased legal basement suite w/separate entrance. The main floor includes a spacious living area, kitchen, 3 bedrooms, & a full bath, along with a large front deck. The fully finished basement suite has 2 bedrooms, a full kitchen, living area, and a primary ensuite, plus access to a second deck and backyard. Currently, the main floor rents for \$1,400/month, the basement suite for \$1,000/month, & the detached garage for \$325/month. The property also includes a double detached garage, RV pad, and ample parking. With 3 units already rented and generating immediate income, this is a prime opportunity for investors seeking cash flo & looking to build 2 infills or multi-family later on! **SOLD AS IS** (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Storage 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

Listing Presented By:



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