



## Edmonton Alberta

\$579,000

Investors alert! Here is your great opportunity to own this charming, 3034 sqft fourplex plus full basement! This fourplex comes with 4 municipal address of: 11015, 11017, 11019, 11021-96 Street. Features 2 units with 2 bedrooms (11019 & 11021) and 2 units with 1 bedroom (11015 & 1017). All units boasts laminate floorings, all with own kitchen, own bathroom & a good-sized storage room that could be converted to an in-suite laundry, all with its own entrances. Full basement with coin operated laundry room and plenty of storage spaces. Upgrades during years: newer shingles, windows, hi-efficiency furnaces & hot water tank. Six Parking stalls at the back of the building. Price includes 4 fridges, 4 stoves, 4 hood fans & coin operate washer & dryer. Easy access to public transportation, downtown, school, NAIT, Kings5way shopping mall, Royal Alex Hospital & all amenities. (id:6769)

Living room 4.73 m X 3.29 m

Dining room 2.08 m X 2.04 m

Kitchen 2.84 m X 2.07 m

Primary Bedroom 3.44 m X 3.23 m

Bedroom 2 3.43 m X 3.28 m

Bedroom 3 3.44 m X 2.61 m

Second Kitchen 2.82 m X 2.09 m

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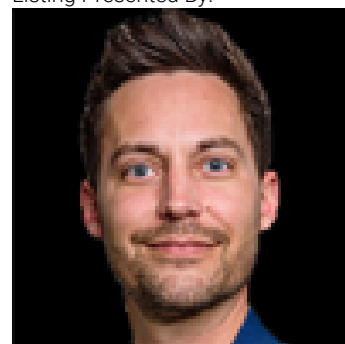
Bedroom 4 3.44 m X 3.24 m

Bedroom 5 3.44 m X 3.3 m

Bedroom 6 3.44 m X 2.21 m

Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

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