



## Edmonton Alberta

\$378,900

Exceptional & lucrative rare gem investment find for the savvy investor, 1st. time home buyer or renter gaining equity with operating costs & mortgage financed by the 3 other suites! These 4 renovated self contained LEGAL suites with the city of Edmonton safe housing program is grandfathered! A solid structurally built home, fully upgraded plumbing, electrical, furnace and H2O systems with egress windows. Basement fully insulated with 5/8 drywall, sound proofing roxul insulation, furnace room with fire sprinkler head system & doors with stack laundry. Separate water control valves for each suite, wired smoke/carbon monoxide detectors, cat 5 internet in all suites & wired for camera in common areas. Main flr. has front & back entrances, open layout suite with new kitchen & soft close doors, 1 bed & 4 pc. bath. Two separate private entrances lead to top 1 bed. suite, liv rm., kitchen, & 3 pc. bath. Basement has 2 self contained studio/bachelor suites! Steps to Royal Alex hospital, Nait, UofA! (id:6769)

Bedroom 4 6.1 m X 3.1 m

Bedroom 5 6 m X 5.8 m

Bedroom 3 3.5 m X 3.2 m

Primary Bedroom 4 m X 3.5 m

Bedroom 2 4 m X 3.75 m

Listing Presented By:



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