



## Edmonton Alberta

\$675,000

Here is a GREAT OPPORTUNITY for YOU to LIVE IN YOUR PROPERTY & BE YOUR OWN LANDLORD!...Welcome to this 2300Sq.Ft. 4PLEX BI-LEVEL on a 9287Sq.Ft CORNER LOT with 4 Separate Entrances, 4 Door Bells, 4 Mailboxes & YOUR OWN INSUITE LAUNDRY in the community of Beacon Heights. You have 3 units with 2 Bedrooms & 1 unit with 1 bedroom and the basement units have EPOXY FLOORING along with VINYL PLANK which makes it INDESTRUCTIBLE for your tenants. You have both a front & backdoor entrance to the building and parking for 6+Vehicles in the backyard with front & side parking for another 6+Vehicles. The exterior of the building has been painted GREY along with some upgrades to the units with all new WINDOWS on the main floor units with upgraded bathrooms in 2 of the units. There is 2 newer HWT Tanks & upgraded insulation to keep you all warm. There are just a few finishing touches that you need to do to make this 4PLEX your home. Close to K-9 Schools, Shopping & Yellowhead Drive. (id:6769)

Bedroom 3 3.32 m X 2.91 m

Bedroom 4 3.2 m X 2.27 m

Laundry room 1.45 m X 1 m

Utility room Measurements not available

Living room 4.19 m X 3.63 m

Dining room 2.3 m X 1.52 m

Kitchen 2.3 m X 1.52 m

Primary Bedroom 3.51 m X 3.24 m

Bedroom 2 3.12 m X 2.43 m

Laundry room 1.45 m X 0.093 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.barrycandelora.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.