



**Edmonton Alberta**

Kilkenny

**\$497,500**



Fully renovated, legally suited cash-flowing property sitting on a massive 630 sq.m CORNER LOT! Shows 10/10. Current rents are \$1,950 incl utilities upstairs & \$1,450 incl utilities downstairs for a total of \$3,400/month w/ room to increase by renting out the garage. The upper suite offers an open concept floor plan w/ 3 bedrooms & 1.5 bathrooms & its own laundry. The lower level offers a RARE 3 bed & 2 full bath fully self contained suite w/ separate laundry. The property has undergone extensive renovations by the previous owner, including updates to roof, windows, plumbing, electrical, soundproof insulation, kitchen, flooring, paint, appliances, furnace & hot water tank (dates to be verified by buyer). The perfect property for the savvy investor looking for cash flow from day one, w/ long term upside with multiple exit strategies & endless redevelopment potential on this large corner lot, an ideal buy & hold opportunity. Don't miss this one! (id:6769)



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