



GRASSROOTS

REALTY GROUP

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12504 119 Avenue NW
Edmonton, Alberta

MLS # A2282271



\$1,499,900

Division:	Prince Charles		
Type:	Multi-Family/Row/Townhouse		
Style:	2 Storey		
Size:	4,209 sq.ft.	Age:	2015 (11 yrs old)
Beds:	-	Baths:	-
Garage:	Additional Parking, Garage Faces Side, On Street, Quad or More Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board, Stone
Foundation:	Poured Concrete
Features:	Quartz Counters, Vinyl Windows

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Window Coverings

Are you looking for a PRIME INVESTMENT opportunity in Edmonton? Located in the bustling community of Prince Charles, this BEAUTIFUL 4-PLEX offers over 4,200 sq. ft. above grade (8 bedrooms & 12 bathrooms) plus full UNFINISHED BASEMENTS in each unit. Each home features a BRIGHT AND SPACIOUS main floor with OPEN-CONCEPT living, dining, and kitchen areas, plus CONVENIENT HALF BATHS. Upstairs, TWO LARGE PRIMARY suites, EACH with ENSUITE AND WALK-IN CLOSET! The UPSTAIRS LAUNDRY adds to the tenant appeal. Basements provide additional space for FUTURE DEVELOPMENT, further increasing your options. With MODERN layouts, 4 detached SINGLE-CAR GARAGES, and a CENTRAL location close to schools, shopping, and transit, this property is designed to ATTRACT LONG-TERM QUALITY RENTERS. Rarely do multi-family properties WITHOUT FINISHED BASEMENTS of this SIZE AND QUALITY come available.